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SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	December 20, 2007
Case No.:	**2006.0674E**
Project Title:	**634 - 636 Plymouth Avenue a.k.a. 99 Montana Street**
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lot:	7067/014
Lot Size:	12,500 square feet
Project Sponsor	Bruce Baumann, Bruce D. Baumann & Associates 415-551-7884
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

PROJECT DESCRIPTION:

The project site is located at 634 – 636 Plymouth Avenue a.k.a. 99 Montana Street on the southeast corner of Plymouth Avenue and Montana Street in the Ocean View neighborhood of San Francisco. Following the demolition of two dwellings with an estimated construction date of 1905 that front on Plymouth Avenue as well as the demolition of an accessory structure at the rear of the property, the proposed

Continued on the next page.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

DOCUMENTS DEPT.

JAN 16 2008

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

January 11, 2008

BILL WYCKO
Acting Environmental Review Officer

Date

cc: Bruce D. Baumann, Project Contact
Sophie Middlebrook, Neighborhood Planning, SW Quadrant
Supervisor Gerardo Sandoval, District 11
Historic Resources Distribution

V. Byrd/M.D.F
Bulletin Board
Exemption File
Project Distribution

PROJECT DESCRIPTION (continued):

project would subdivide the existing lot into six smaller lots. One 2,500-square-foot lot would front on Montana Street adjacent to the existing lot at 79 Montana Street (Lot 015). The other five lots would front on Plymouth Avenue. Along Plymouth Avenue from the intersection, four lots would be 1,875 square feet in size. Adjacent to these, would be one 2,500-square-foot lot. The project would include the construction of one two-story-over-garage and recreation room, single-family residence on each of the five new lots fronting on Plymouth Avenue. It would include the new construction of a two-story-over-basement single-family residence with one off-street parking space fronting on Montana Street. The new residence on Montana Street would be approximately 3,253-square-feet. The residence at the corner of Plymouth Avenue and Montana Street would be 3,200-square-feet. From the corner lot going south the approximate size of each new house would be 3,689.5-square-feet, 3,674.5-square-feet, 3,715.5-square-feet, and 3,378-square-feet respectively. The new residence on Montana Street would be approximately 21 feet in height. The residences fronting on Plymouth Avenue would be approximately 30 feet in height.

REMARKS:

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the three buildings located on the project site at 634-636 Plymouth Avenue are historical resources as defined by CEQA. In a memorandum dated April 13, 2007, the Planning Department determined that the buildings at 634–636 Plymouth Avenue are not historical resources pursuant to CEQA.[1] The buildings are not included on any historic surveys. As described below, they would not be eligible for listing on the California Register of Historic Places based upon the criteria of significance for events, persons, or context, nor do they retain sufficient architectural characteristics to make them eligible for listing.[2]

Although the buildings on the project site appear to be part of an early wave of development in the neighborhood, they do not appear to be associated with any specific event that contributed to broad patterns of local or national history. They do not appear to be associated with persons of known historical significance. None of the three buildings embody distinctive architectural characteristics of a type, period, region, or method of construction. In particular, none of the buildings appears to be an earthquake shack constructed as refugee cottages after the 1906 earthquake.[3]

The three buildings on the project site were constructed in an eclectic and vernacular style, and there is little stylistic continuity that links them. The permit history for the project site indicates that the buildings have been minimally altered so they retain integrity with respect to location, design, materials and workmanship. However, they lack integrity with respect to setting, feeling, and association.[4] Therefore, the buildings do not appear to be individually eligible for inclusion on the California Register.[5]

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[1] Historic Resource Evaluation Memorandum regarding 634-636 Plymouth Avenue from Sophie Middlebrook, Historic Preservation Technical Specialist, to Debra Dwyer, Major Environmental Analysis. April 13, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

With respect to context, none of the buildings on this block of Plymouth Avenue are on an adopted architectural survey. The block is not within an existing historic district, and does not appear to be a potential historic district. Therefore, the proposed project was determined not to have an adverse effect on off-site historical resources.[6] Thus, the proposed project would not have a significant adverse impact on any historical resources as defined by CEQA.

Because the existing buildings are not considered historical resources under CEQA, their demolition would not result in a significant effect on any historical resources. Therefore, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 32.

In-fill Development

CEQA State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The proposed project would be consistent with the *San Francisco General Plan* and with applicable zoning designations and regulations. The project site contains three structures, two dwelling units and an accessory structure that once may have been a workshop. The two dwelling units are vacant. Currently, one tenant still resides in this accessory structure, which is an illegal dwelling unit. Following demolition of the three existing structures on the subject property, the existing 12,500-square-foot lot would be subdivided into six new lots. One 2,500-square-foot lot would front on Montana Street adjacent to the existing lot at 79 Montana Street (Lot 015). The other five lots would front on Plymouth Avenue. Along Plymouth Avenue from the intersection of Plymouth Avenue and Montana Street, four lots would be 1,875 square feet in size. Adjacent to these, would be one 2,500-square-foot lot. Pursuant to *Planning Code* Section 121(d), these new lots would meet the requirement for minimum lot width in an RH-1 district, each new lot being 25 feet wide. In addition, pursuant to *Planning Code* Section 121(e), the new lots would meet the requirement for minimum lot area. The new lots at 83 Montana Street and 638 Plymouth Avenue would be 2,500 square feet in size. The other four lots are within 125 feet of the intersection of Plymouth Avenue and Montana Street. As such, the minimum lot area required would be 1,750 square feet. These lots would each be 1,875 square feet in size and would satisfy this requirement.

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[4] Ibid.

[5] Ibid.

[6] Ibid.

The project site is located in an RH-1 (Residential House, One-Family) zoning district where single-family residential use is principally permitted. A single-family residence would be constructed on each new lot. The project is within a 40-X height district. The new residence on Montana Street would be approximately 21 feet in height. The five residences fronting on Plymouth Avenue would be approximately 30 feet in height. Therefore, the new construction would comply with the height district.

Planning Code Section 134 requires that the rear yard within an RH-1 district be at least 25 percent of the total lot depth. The new lots at 83 Montana Street and 638 Plymouth Avenue would be 100 feet long and would have a rear yard of 25 feet. The remaining four lots would be 75 feet long and would provide rear yards 18.75 feet. Therefore, all of the new lots would satisfy the 25 percent rear yard requirement and would provide open space, light and air at the rear of the property, protecting mid-block open space in the project vicinity.

Pursuant to *Planning Code* Section 143, street trees shall be planted by the property owner or developer for the construction of a new building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. Currently, there are no street trees in front of the subject property. The proposed project would include the planting of four new street trees located within the public right-of-way along Montana Street as well as five street trees located within the public right-of-way along Plymouth Avenue, which satisfies this requirement.

Pursuant to *Planning Code* Section 151, one off-street parking space is required for each dwelling unit. The proposed project would provide two off-street parking spaces for each dwelling unit and would satisfy the requirement for Section 151. The additional parking space for each dwelling would qualify as accessory parking and would be permitted pursuant to Section 204.5(c).

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The project site is approximately .29 acre in size. The site is located in a developed, residential area of San Francisco. To the west, across Plymouth Avenue from the project site is Ocean View Recreation Center and Playground. To the north, south, and east, the project site is surrounded by residential uses, primarily single-family dwellings. Because the project site does not exceed five acres and is substantially surrounded by urban uses, the proposed project would be characterized as in-fill development.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a developed area of the City and, as stated above, is occupied by two vacant residential buildings and an accessory structure, which has been used as an illegal dwelling unit. The subject property is surrounded by streets and residences on three sides and is across the street from a recreation center and playground. All of these are urban uses.

The San Francisco Board of Supervisors adopted legislation that amended the City's Urban Forestry Ordinance, *Public Works Code* Sections 801 et seq., to require a permit from the Department of Public Works (DPW) to remove any protected trees.[7] Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco.

A landmark tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character and have been found worthy of landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. A significant tree is a tree: a) either on private property or DPW property, b) within 10 feet of a public right-of-way, and c) that has a diameter at breast height (DBH)[8] greater than 12 inches, a height greater than 20 feet, or a canopy greater than 15 feet. A street tree is a tree within the public right-of-way or on DPW's property. Removal of a landmark, significant, or a street tree requires a permit from DPW. Also, all such trees are subject to certain maintenance and protection standards.

The San Francisco Planning Department, DBI, and DPW have established guidelines to ensure that the provisions concerning protected trees are implemented. As part of these guidelines, the Planning Department requires that a "Tree Disclosure Statement" accompany all permit applications that could potentially impact a protected tree whether the tree is on the subject site or adjacent sites.

There are two trees on the project site, which would be removed as part of the project. An arborist visited the site on September 21, 2007 to identify the species of these two trees, a California buckeye and a lollypop tree.[9] The California buckeye has five stems with DBH ranging from five inches to 12 inches. It is approximately 17 feet tall with a crown spread of 33 feet. The lollypop tree has five stems with DBH ranging from five inches to nine inches. It is approximately 20 feet tall with a crown spread of 36 feet.[10] Neither of these trees is located in within 10 feet of a public right-of-way so they would not be classified as significant trees under the City's ordinance. In addition, these species do not have any special status and are not considered rare, threatened or endangered.

As stated above, the project site is located within a developed area. Therefore, wildlife species resident on or near the site are anticipated to include those species adapted to urban conditions, e.g. raccoons, opossum, skunks, rats, and mice. Impacts to common species that are unable to disperse to nearby areas (small mammals, reptiles, and amphibians) are considered less-than-significant. The site does not provide suitable habitat for species that would be typical of coastal scrub, coastal bluff scrub, coastal prairie, chaparral, coast live oak woodland, or any other native plant community found on the San Francisco Peninsula. Aside from the two trees onsite, there are several shrubs would also be removed as part of the project. However, no natural habitats remain. Therefore, for the reasons discussed above, the proposed project would have no impact on any rare or endangered species or its habitat, nor would it interfere substantially with the movement of any fish or native wildlife species. However, the project could affect nesting birds prior to the tree removal.

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[7] Board of Supervisors, Ordinance No. 17-06, amending Public Works Code Sections 801 et seq.

[8] Diameter at Breast Height is 4.5 feet above the ground surface surrounding the tree.

[9] Kenneth Allen, Consulting Arborist and Palm Specialist. September 21, 2007. A copy of this letter is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2006.0674E.

[10] Ibid.

The majority of birds, and their active nests, eggs, and young are protected by the federal Migratory Bird Treaty Act of 1918 (MBTA) and the California Department of Fish and Game (DFG) Codes 3503 and 3513. The removal of trees on the project site could result in potential disturbances to nesting birds (typically February 1 to August 31). However, DFG codes protect nesting birds, their nests, and eggs prior to, during, and at the conclusion of construction activities. The removal of two trees and proposed construction on the project site could result in potential disturbances to nesting birds. The proposed project includes pre-construction surveys by a qualified biologist within 14 days of any vegetation removal activities conducted from March through August. If nests of protected birds are found during the survey, the biologist would determine an appropriately sized exclusion buffer around the nest in which no work would be allowed until nesting is complete and the young have successfully fledged from the nest. Pre-construction surveys would not be required if vegetation removal, grading or other construction activities occur between September 1 and the end of February, outside the nesting season. The proposed project would comply with DFG Codes, and would not affect endangered, rare or threatened species, or substantially diminish habitat or remove a substantial number of protected trees.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic, Transit and Parking

Using the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the project would generate an estimated 60 average daily person-trips. About ten person-trips would occur in the PM peak hour. These ten person-trips would be distributed across several modes of transportation such as single occupancy vehicles, carpools, public transit, walking, and bicycling. An estimated seven PM peak hour person-trips would be made by car and three PM peak hour would be made using public transit.[11]

Traffic impacts. The project would generate an estimated increase of six automobile trips during the PM peak hour.[12] This small change in area traffic as a result of the project would be undetectable to most drivers. Therefore, there would not be a significant traffic increase relative to the existing capacity of the local street system.

Transit Impacts. The anticipated project-generated three net new PM peak hour person-trips utilizing public transit would be distributed among the 54 and 29 Muni bus lines and the M-Ocean

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[11] San Francisco Planning Department. *2002 Transportation Impact Analysis Guidelines for Environmental Review,* October 2002. U.S. Census Bureau, Census 2000, Journey to Work Data Set, Summary File 3, Matrices P30, P31, P33, P34 for Census Tract 314.

[12] Ibid. This accounts for an auto occupancy of 1.14 in Census Tract 314.

View streetcar providing service to the project vicinity. Together, these lines provide at least 15 transit vehicles in each direction during the PM peak hour.[13] Therefore, the three project-generated public transit trips would not have a significant impact upon public transit service.

Concern was expressed during the public comment period regarding the location of the driveway for the new residence at the corner of Montana Street and Plymouth Avenue with respect to the 54 bus stop located on Plymouth Avenue at the northwest corner of the intersection. This bus stop is a flag stop which means that the bus stops in the street only if someone is waiting at the bus stop. To address this concern, the project plans for the proposed single-family residence at 698 Plymouth Street were revised to shift the driveway to the opposite side of the lot away from the corner where people would typically wait for the bus. The new driveway configuration was reviewed by the Municipal Transportation Agency, and found to be acceptable for a flag bus stop.[14]

Parking Impacts. As described above, the proposed project would be required to provide six off-street parking spaces, and twelve off-street parking spaces would be provided in the two-car ground floor garages of the six single family homes. Based upon the *2002 Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking generated by the proposed project would be nine parking spaces. The proposed off-street parking spaces provided by the project would exceed the anticipated parking demand. Therefore, the proposed project would not result in a significant impact with respect to parking.

For the above reasons, the impact of the proposed project on traffic, transit and parking would not be significant.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of these six homes would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

There would be some noise as a result of the proposed construction. However, construction of the foundations for the six new buildings would not involve pile-driving. Construction noise is regulated through Article 29 of the *Police Code*, and complaints regarding non-compliance may be submitted to the Department of Building Inspection (DBI) for investigation. Construction noise is temporary and intermittent. The noise from the proposed project would not be expected to result in a significant impact with respect to noise.

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[13] San Francisco Municipal Transportation Authority, Frequency Guide, accessed March 27, 2007, online at http://www.sfmta.com/cms/mroutes/FrequentService.htm.

[14] Review of plans and conversation with Matthew C. Lee, Transportation Planner, MTA, December 4, 2006.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for project requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Site preparation and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. During construction, requirements to reduce erosion would be implemented pursuant to California Building Code Chapter 33, Excavation and Grading. Thus, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated as a result of this proposed project.

Archaeological Resources

No prehistoric sites have been recorded in the project site vicinity. Given the topographic characteristics of the project site, prehistoric deposits are unlikely to be present. In a memorandum dated December 7, 2006, Planning Department staff determined that no CEQA-significant archaeological resources are expected to be affected by the proposed project.[15] Accordingly, the proposed project would not result in an impact to CEQA-significant archaeological resources.

Visual Quality

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not cause such a change. The six proposed single-family dwellings would comply with the RH-1 zoning for the project site and with the *Planning Code* with respect to building height. The proposed project's final architectural design would undergo evaluation for compliance with the Residential Design Guidelines, which includes compatibility with the existing neighborhood character, and the *Planning Code* as part of the Planning Department's design review process, separate from the environmental review.

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[15] Randall Dean, San Francisco Planning Department, *Archaeological Sensitivity Memorandum for 634-636 Plymouth Avenue*, December 7, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2006.0674E.

The proposed project would be visible from some residential buildings within the project site vicinity, particularly those located on the same block as the project site along the south side of Montana Street, the north side of Minerva Street, and along the east side of Plymouth Avenue. Both Montana Street and Minerva Street slope up to the east behind the project site. The proposed project would likely obstruct distant views of the ocean, views of Ocean View Playground and Recreation Center, and views of Ingleside District residences from the upper floors of approximately five or six dwelling units on Montana Street. In addition, the proposed project may partially obstruct distant views of the ocean, views of Ocean View Playground and Recreation Center, and views of Ingleside District residences from the upper floors of approximately seven dwelling units along Minerva Street. Although some reduced private views would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected, the change in views would not exceed that commonly expected in an urban setting, and the loss of these private views would not constitute a significant impact under CEQA.

At the time of the neighborhood notice, all of the proposed buildings would have been two-story-over-garage buildings (or three-story buildings) that would be approximately 30 feet in height. However, to address a neighborhood concern for the blockage of views to the west as well as shading of an adjacent neighbor's deck, the design for the building at 83 Montana Street was modified to be a two-story-over-basement building with an at-grade garage that would be approximately 20 feet in height. The new design is comparable in height to the adjacent two-story building located at 79 Montana Street. Also, it should be noted that the project site slopes up to the east. While the proposed building at the corner of Plymouth Avenue and Montana Street would also be a two-story over garage building on Plymouth Avenue, the first level would be partially below-grade. Therefore, it would be two stories at its rear elevation.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" (neighborhood notice) was mailed on June 19, 2006 to property owners within 300 feet of the project site as well as occupants of properties adjacent to the project site and other interested parties. Below is a summary of the concerns and comments submitted to the Planning Department in response to the notice. Concern was expressed that the scale of the new construction would be too large relative to the existing neighborhood, including the building height. Concern was expressed that the new construction may shade the adjacent neighbor's deck on Montana Street, and also may block private views, especially those to the west. Concern was expressed that there would be traffic and parking impacts, and also that the driveway for the house at the intersection would interfere with the 54 bus stop at the corner of Plymouth and Montana. Concern was expressed that possible closure of the nearby elementary school would affect new families with children moving into the neighborhood. In addition, concern was also expressed as to whether or not there would be sufficient space between the new buildings and neighboring construction, especially with respect to property line windows. Finally, concern was expressed as to whether or not the new construction would affect nearby building foundations.

Environmental issues related to building scale, height, shade, views, traffic, transit, and parking are addressed in the appropriate category above. The design of the building with respect to property line windows and the potential impact of the new construction on neighboring foundations would be addressed through procedures overseen by the Department of Building Inspection.

The other issue raised, which is not environmental in nature, related to school facilities available to potential residents of these new buildings. Information regarding the location and availability of elementary schools for these new residents is available from the San Francisco Unified School District.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The existing buildings on the project site are not historic resources. Therefore, their demolition would not have a significant impact on any historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: 634-36 Plymouth Ave
Block: 7067 Lot: 014
Case No.: 2006.0674E
Date of Review: April 13, 2007

Planning Department Reviewer:
Sophie Middlebrook
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Fax: (415) 661-7947
Email: liz@shamrockrealtysf.com

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing buildings (two single-family dwellings and one storage shed) on a 12,500 square foot lot, and to construct 6 single-family dwellings. There are two addresses within the subject lot, 634 Plymouth Avenue, and a larger building known as 636 Plymouth Avenue.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the main structure on the lot was constructed in 1900. However, both the Sanborn Fire Insurance maps and records provided by the Spring Valley Water Company indicate that the main building was likely constructed in 1905. It appears that all three of the structures were constructed at the same time, although the accessory dwelling unit (634 Plymouth Avenue) was not likely used as a dwelling unit until 1921, when a connection to the water line was added to the building. The subject property may have historically been used in a combined residential, commercial, and/or light industrial capacity. Neither the buildings nor the site are currently listed on the California Register, nor is the lot included on the National Register. The lot is not located within a previously designated historic district. There are no rated buildings on the block.

Historic District / Neighborhood Context

The subject property is located on the east side of Plymouth Street, between Montana and Minerva Streets, in the Ocean View neighborhood. The block is within an RH-1 zoning district, and a 40-x height-bulk district. The east side of Plymouth Street at this location is comprised primarily of single-family and two-family dwelling units of one- and two-stories over garages at street level. The west side of Plymouth Street at this location has playgrounds and ball fields that face the subject property, and similar residential dwellings along the rest of the block face.

Information provided by the project sponsor indicates that the subject property was constructed during the early phase of appreciable development in the neighborhood, first established as a subdivision by the Railroad Homestead Association in the late nineteenth century. The majority of the earliest development occurred along Harold Street, and the neighborhood railroad station provided access to the rest of the city. Although the area's transformation from farmland to a more urban context began with the Railroad Homestead Association's subdivision in the 1880's, the neighborhood's development intensified after the 1906 earthquake. Only limited examples of these early twentieth century buildings remain, and most of the existing buildings in the surrounding area were constructed in the second half of the twentieth century in a broad range of residential architectural styles. The subject property does not appear to be located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, based on Sanborn Fire Insurance maps and Spring Valley Water Company records, it appears that the subject buildings were constructed in 1905. Although the subject property appears to be part of an early wave of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history. The subject property does not appear to be associated with the more intense pattern of development that occurred after the 1906 earthquake.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

There are three buildings located on the subject property: a main dwelling, an accessory dwelling, and an accessory barn structure. None of the three buildings appear to embody the distinctive characteristics of a type, period, region, or method of construction. Rather, the three buildings are constructed in an eclectic and vernacular style, with little stylistic continuity to link the three structures. Supplemental information provided by the project sponsor, as well as a site visit conducted by Department staff, confirms that none of the buildings located on the subject property appear to be earthquake shacks constructed as refugee cottages after the 1906 earthquake.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
Although research into the building permit history of the subject property suggests that the buildings on the lot have been only minimally altered over time and that the integrity of the structures remains in tact, the subject buildings do not appear to be individually eligible for inclusion on the California Register, nor does the subject property appear to be located within a potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project, including demolition, would not result in a significant impact to a historical resource; however, any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: The subject property is located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 4-13-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\634-636 Plymouth Street.doc

634-636 PLYMOUTH AVENUE PROJECT

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	January 11, 2008
Case No.:	**2006.1422E**
Project Title:	**850 29th Avenue**
Zoning:	RH-2 (Residential, House Districts, Two Family) 40-X Height and Bulk District
Block/Lot:	1671/008M
Lot Size:	3,000 square feet
Project Sponsor	Gabriel Y. Ng, authorized agent 415-563-6655
Staff Contact:	Viktoriya Wise – (415) 575-9049 Viktoriya.Wise@sfgov.org

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PROJECT DESCRIPTION:

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14/08

The proposed project would demolish an existing, one-story above garage, approximately 1,475-square-foot single family residence. The existing building on the project site was constructed in 1941. The proposed project would construct a new three-story, 2-unit residential structure with two off-street parking spaces. The new 4,384-square-foot building would be up to 31 feet in height. The project site is on the block bounded by Cabrillo Street to the north, 28th Avenue to the east, Fulton Street to the south and 29th Avenue to the west in San Francisco's Outer Richmond neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)].

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

January 14, 2008
Date

cc:
Gabriel Y. Ng, Project Sponsor
Shelley Perdue, Planning Dept.
Historic Distribution List
Exclusion/Exemption File

Bulletin Board
V. Byrd, M.D.F.
Supervisor Jake McGoldrick, District 1

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that because the existing structure is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory and lacks historic integrity. The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). Research has not revealed information indicating that any owners of 850 29th Avenue were associated with events or persons that have made a significant contribution to the broad patterns of history. Furthermore, the building does not represent the work of a master, it does not possess high artistic value, and it is not an important example of this nominally vernacular building type. Accordingly, the subject property is not a historical resource under CEQA.[1]

In February of 2007, a Planning Department Historic Resource Evaluation Response (HRER) identified the subject property as a contributor to a potential historic district under Criterion 3 (Architecture) because the immediate area contains a high concentration of Spanish Colonial Revival-style houses constructed in the period from 1929-1945.[2] The period of development corresponds with the saturation of the Inner Richmond neighborhoods that occurred in the 1930's and pushed development further west into this outer portion of the Richmond District. The Planning Department found that the high concentration of architecturally unified buildings indicated the existence of a potential district based on shared architectural characteristics and residential development. Subsequent to the February 2007 HRER, at the request of the Planning Department, the project sponsor submitted a reconnaissance-level survey of the 32 properties identified in the February 2007 HRER. Upon review of the new information, the Planning Department has found that the potential historic district identified in the February 2007 HRER has an overall low level of historic integrity. The survey shows that approximately 80 percent of the properties surveyed do not retain a high level of historic integrity in terms of feeling, design, materials, and workmanship. Although the general scale and massing of the buildings remain intact, the loss of architectural features has impaired the historic feeling of the block. While these buildings generally retain their characteristic scale and shape, the overall level of historic integrity is not sufficient to qualify as a California Register historic district. Accordingly, the Planning Department now finds that the subject property is neither an individual resource nor a contributor to a potential historic district and therefore, not a historical resource pursuant to CEQA. In light of the above, the proposed project would not have an adverse effect on off-site historical resources.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore, be exempt from environmental review under Class 1. The proposed project would result in a construction of a new 2-unit residential building. CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex residential structure. Therefore, the proposed construction of the new residence is exempt from environmental review under Class 3.

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[1] San Francisco Planning Department, Historic Resource Evaluation Response (HRER), Shelley Perdue, Historic Preservation Technical Specialist, January 9, 2008. The HRER Memorandum is attached to this Certificate of Determination.

[2] San Francisco Planning Department, Historic Resource Evaluation Response (HRER), Tara Sullivan-Lenane, Historic Preservation Technical Specialist, February 5, 2007.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Historic Resource Evaluation Response

Revised February 5, 2007 Memorandum

MEA Planner:	**Viktoriya Wise**
Project Address:	**850 29th Avenue**
Block/Lot:	1671/008M
Case No.:	**2006.1422E**
Date of Review:	January 9, 2008
Planning Dept. Reviewer:	Shelley Perdue (415) 558-6625 I shelley.perdue@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project consists of:

- The demolition of the existing one-story-over-garage single-family residence; and
- The construction of a new three-story multi-family residence.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not listed on any historic surveys. However, the Planning Department identified the property as a contributor to a potential historic district in the Historic Resource Evaluation Response dated February 5, 2007.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

850 29th Avenue is located between Cabrillo and Fulton Streets in the south-central portion of the Outer Richmond neighborhood in San Francisco, one half-block north of Golden Gate Park. The property is surrounded by residential land uses and is within an RH-2 District and a 40-X (House, Two-Family) Height and Bulk District.

The area is characterized by small-scale homes, most of which were constructed between 1929-1942. Building heights typically range from one-to-two stories above a ground floor, with larger four-story apartment buildings located at corner lots and along Fulton Street across from the park. Building styles and ornamentation are predominantly Spanish Colonial Revival and Marina.

Records show that almost the entire block of #1671 (where the subject building is located) was constructed in 1941 – all of the properties share the same architectural qualities and characteristics because they were designed and built in one large group for speculative middle-class housing. There are other groupings of houses that date from 1929, 1935, and 1936, indicating that there was a boom of speculative residential development that occurred in this neighborhood prior to World War II. The Inner Richmond neighborhood was already developed for residential housing by the 1930's, leading to the development further west into this portion of the Richmond District. As a result of this development, there is considerable harmony among the houses in the neighborhood. 850 29th Avenue is one of 32 buildings that were constructed at the same time (1941) by the same builder. All 32 buildings share similar architectural styling, characteristics, and detail.

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1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 850 29th Avenue is a one-story-above-garage structure constructed in 1941. Designed by C.W. Claudius and constructed by Ben Liebman, 850 29th Avenue is one of 32 speculative houses built in 1941 in the Spanish Colonial Revival style. Square in form, the building features a side-gabled roof clad in Spanish tiles; a front-facing gable roof bay window at the northern side of the second floor with scalloped wood paneling in the gable; a small garage opening at the ground floor beneath the bracketed bay window with a wood-paneled door; a deeply recessed 'mushroom-shaped' entrance with decorative metal gate; on the second floor bay window, a pair of wood French doors and frames that open to a small decorative balconette with a decorative scalloped-edged copper window hood above; a pair of wood casement windows and frames with wood shutters are located at the second floor above the entrance; and a small diamond-shaped window next to the garage door. The front façade is clad in a pain stucco treatment, with the remainder facades clad in horizontal wood siding. There are no landscaping features at the front façade. The subject building is notably intact. 850 29th Avenue retains a high degree of integrity as an individual building, having undergone few alterations during its lifetime. Due to the fact that there have been few alterations to the building, it retains integrity of location, design, materials, and workmanship.

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). Research has not revealed information indicating that the current or any subsequent owners of 850 29th Avenue were associated with events or persons that have made a significant contribution to the broad patterns of history. The property was originally owned by Fred & Roselyn Stone, whom resided at the house until it was sold in 1958 to August & Sybil Lourenzo. The current owners, Walter & Jenni Thompson, bought the property in 1961 and still reside there. While Ben Liebman was a known builder of residential houses in the Richmond area, he does not appear to qualify under Criterion 2 (Person) because he is not demonstrably important to local history. Furthermore, the building does not represent the work of a master, it does not possess high artistic value, and it is not an important example of this nominally vernacular building type. Therefore, the building does not qualify as in individual resource under Criterion 3 (Architecture) despite its high level of historic integrity.

Although the subject building is not eligible for the California Register as an individual resource, the Planning Department initially found the building to be a contributor to a potential historic district under Criterion 3 (Architecture) as the immediate area contains a high concentration of Spanish Colonial Revival-style houses constructed in the period from 1929-1945. (See *Historic Resource Evaluation Response* dated February 5, 2007.) The period of development cited in the February 5th HRER corresponds with the saturation of the Inner Richmond neighborhoods that occurred in the 1930's and pushed development further west into this outer portion of the Richmond District. The Department found that the high concentration of architecturally unified buildings indicated the existence of a potential district based on shared architectural characteristics and residential development.

At the request of the Department, the project sponsor submitted a reconnaissance-level survey of the 32 properties identified in the February 5th, 2007 HRER in October of 2007. Upon review of the new information, the Department has found that the potential historic district identified in the February 5th 2007 HRER has an overall low level of historic integrity. The survey shows that approximately 80% of the properties surveyed do not retain a high level of historic integrity in terms of feeling, design, materials, and workmanship. The most common alterations are the removal of the historic roofing tiles, incompatible window and door replacements, removal of decorative wood trim, and the addition of contemporary ironwork. Although the general scale and massing of the buildings remain intact, the loss of the above-noted architectural features has impaired the historic feeling of the block. While these buildings generally retain their characteristic scale and shape, the overall level of historic integrity is not sufficient to qualify as a California Register historic district. Therefore, the Department now finds that the subject property is neither an individual landmark nor a contributor to a potential historic district and is not a historical resource per CEQA.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 1-8-08
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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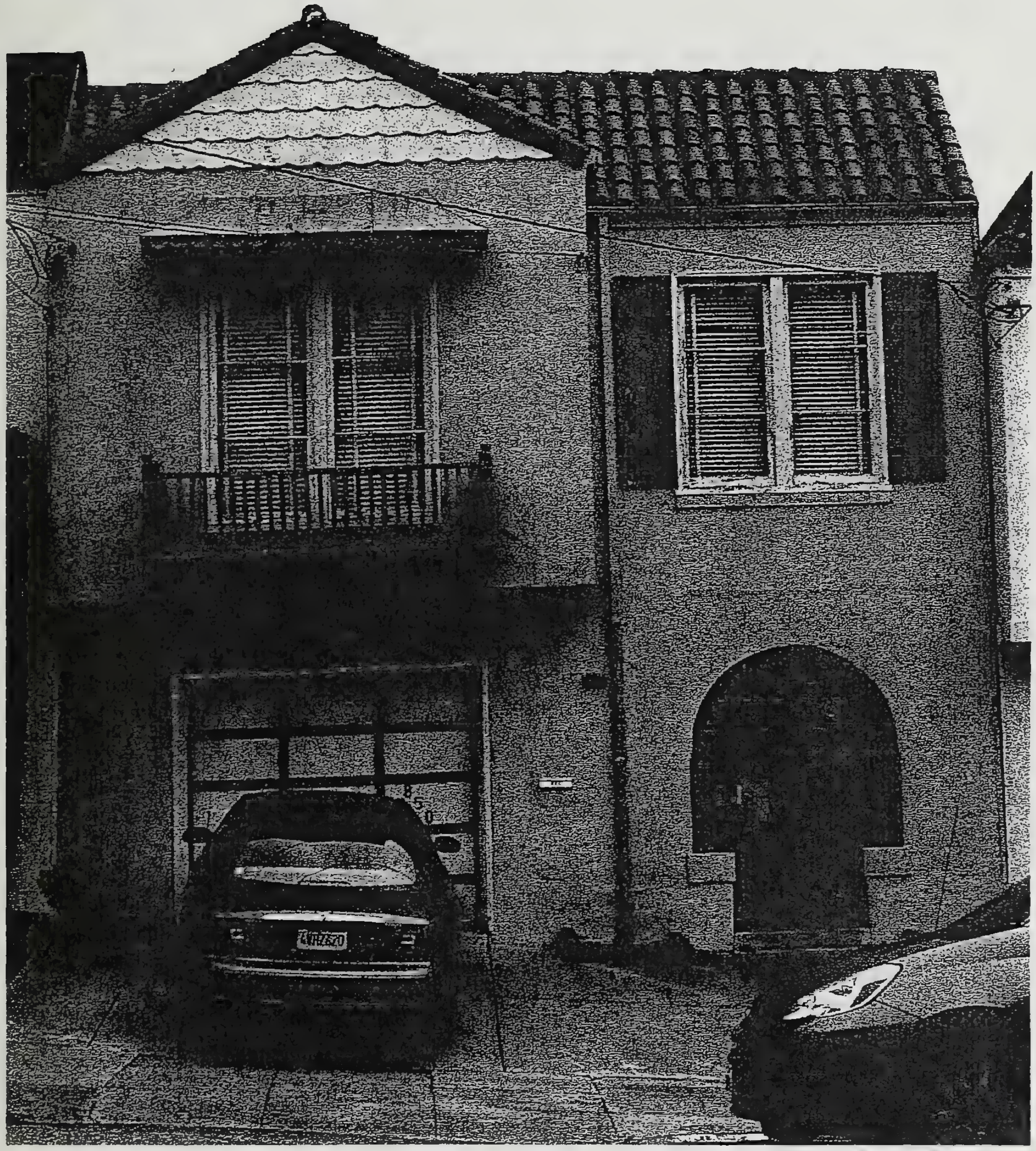

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	January 10, 2008
Case No.:	**2007.0871E**
Project Title:	**2960 Vallejo Street**
Zoning:	RH-1(D) (Residential House, One-Family, (Detached Dwelling)) 40-X Height and Bulk District
Block/Lot:	0956/011
Lot Size:	Approximately 6,089 square feet
Project Sponsor	Geddes Ulinskas, Architect (415) 552-6861
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

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PROJECT DESCRIPTION:

The subject property is located on the north side of Vallejo Street, between Lyon and Baker Streets, in the Cow Hollow neighborhood of San Francisco. The proposed project would involve minor alterations to an existing two-story, approximately 5,969-sq.-ft. single family residence. The project proposes to alter the front south façade, specifically at the entryway by reconfiguring the front steps and planters, installing a new metal fence and gate, demolishing the non-historic vestibule at the first floor level; constructing a

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1(e) [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

Please see following page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

January 14, 2008
Date

cc:

Geddes Ulinskas, Project Sponsor	V. Byrd, Bulletin Board and Master Decision File
S. Perdue & A. Contreras, Planning Dept.	Exclusion/Exemption File
David Lindsay, Northwest Quadrant, Planning Dept.	Historic Preservation Distribution List
Supervisor Michela Alioto-Pier, District 2	Sue Hestor

PROJECT DESCRIPTION (continued):

new eastern courtyard wall; and replacing windows in-kind at the second floor. At the secondary and rear facades, the work would include re-cladding the rear north and western side walls with new wood shingles to match the original; replacing the screening wall at the western edge of the entrance courtyard; altering window openings and replacing windows at the west and north facades; replacing the balcony railings at the north (rear) façade; replacing the roof sheathing in-kind; installing skylights not visible from the public thoroughfare; and installing solar panels on the roof. The project also proposes to enclose approximately 900 square feet of space beneath the rear of the building. The addition will be clad mostly in glass. It would be set back from the north, east and west facades and would be cantilevered above the steep downward slope.[1]

REMARKS:

2960 Vallejo Street is located on the north side of the street between Baker and Lyon Streets in the southwest portion of the Cow Hollow neighborhood. Cow Hollow includes a range of residential building types, including larger single-family detached residences at the higher elevations, and two-family residences and multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of 2960 Vallejo Street that are included in the 1976 Architectural and *Here Today* surveys.[2]

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. The Cow Hollow neighborhood was largely developed in three phases between 1850 and 1930. The area was first settled with farms and weekend retreats between 1850 and 1870. Later, between 1880 and 1900, the area developed into a prestigious suburb as the cable car lines extended westward and increased accessibility to the area. Between 1900 and 1920, the area witnessed a third wave of population growth, encouraging the development of flats and apartment houses as well as single-family homes on the remaining vacant lots. The immediate block surrounding the subject property appears to have been developed largely in this latter period.[3]

The house at 2960 Vallejo was constructed relatively late in the development of Cow Hollow. The house is designed in the Bay Area Moderne or Second Bay Tradition style, characterized by simplified ornamental forms, versatile and open floor plans, the use of natural materials, and an emphasis on the integration of indoor and outdoor spaces which often resulted in large framed windows and interior courtyard spaces. While the new style of architecture displayed a sleeker and more utilitarian aesthetic, the buildings retained proportions, scale, massing and materials similar to the surrounding Victorian and period revival buildings.[4]

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[1] Historic Resource Evaluation Response Addendum to Memorandum from Shelley Perdue, Preservation Technical Specialist, San Francisco Planning Department to Joy Navarette, Major Environmental Analysis, Planning Department November 14, 2007.

[2] Historic Resource Evaluation Response Memorandum from Shelley Perdue, Preservation Technical Specialist, San Francisco Planning Department to Joy Navarette, Major Environmental Analysis, Planning Department August 27, 2007.

[3] Perdue, August 27, 2007, p. 1-2.

2960 Vallejo is a two-story with basement, Bay Area Moderne/Second Bay Tradition-style single-family residence constructed in 1950 by Joseph Esherick. The building is clad in wood shingles and displays an irregular plan which presents the garage to the street and creates a deep side setback that draws one into the courtyard entrance space. The courtyard is located along the western edge of the property, at the end of the entry stairs that provide an egress to Vallejo Street. The character-defining features of the building are its utilitarian and irregular plan, modest two-story scale, horizontal massing, use of natural materials, banded fenestration and overall minimalist aesthetic.[5]

The subject property was included in the Planning Department's 1976 Architectural Survey and received a rating of "2" out of a possible "5." Because the property is included in a local register it is a presumed historic resource for the purposes of CEQA. (Properties included in a local register of historic resources, as identified as significant in a historical resource survey meeting the requirements of Public Resources Code section 5024.1(g) are presumed to be historical resources unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant).

The subject property retains a high degree of integrity having undergone minimal alterations over its lifetime and "is notable as a highly intact example of Esherick's unique translation of the Bay Area vernacular".[6] Although the courtyard has been slightly reconfigured by the addition of an entrance vestibule, the building's exterior appears largely as it did at the time of construction. Preservation technical specialist staff of the Planning Department evaluated the proposed project. That review concluded in a memorandum dated August 27, 2007 (which is attached) that the property is an historic resource for the purposes of the CEQA. [7] Based on this review, as the property was determined eligible for listing on the California Register, any changes to the resource must be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Secretary's Standards)* in order to be considered exempt from environmental review under CEQA.

The applicable portions of the *Secretary of the Interior's Standards* that pertain to the proposed alterations are:

Standard No. 2 *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Standard No. 6 *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

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[4] Perdue, August 27, 2007, p. 1-2.

[5] Perdue, August 27, 2007, p. 2.

[6] Ibid

[7] Perdue, August 27, 2007, p. 3.

Standard No. 9 *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Standard No. 10 *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed alterations to the front entrance would preserve the historic character of this feature by retaining the multi-leveled, asymmetrical approach to the building through the landscaped space, while the demolition of the non-historic 1960's addition and the addition of the proposed courtyard walls at the entrance would partially restore the line of sight from the street into the entrance courtyard. The location of the proposed eastern and western courtyard wall would be in keeping with the historic configuration of this entrance feature.[8] The proposed enclosure would not cause damage or removal of any significant historic material or alter any character-defining features or spaces associated with the property. The space in which the addition would be constructed is a void created by the steeply graded slope. The construction of the addition within this space will not significantly impact the scale or appearance of the historic building.[9]

Where necessary, deteriorated wood shingle cladding would be replaced on the secondary west and rear facades with new shingles that match in terms of material, dimensions, and installation pattern. Also, the roofing material would be replaced with material that approximates the appearance of the historic sheathing.[10]

The proposed alterations at the entrance would not destroy significant character-defining features of the façade and front setback. Also, the proposed metal gate would be distinguished form the historic design through the use of modern materials while maintaining the scale, proportions, and details appropriate to the historic building. Moreover, the proposed changes in fenestration at the secondary and rear façades would be consistent with the utilitarian and minimalist style of the building and would not cause the removal of significant historic material. The future removal of the proposed gate, windows or new courtyard walls would not harm the integrity of the resource.[11]

The proposed addition would not destroy any historical materials that characterize the property and would not alter the appearance of the buildings as viewed from the public right of way. Furthermore, the addition would be set back from the historic walls so that the character defining features of the building are not impacted. The addition will also be clad in glass so as to lighten the appearance of the new volume and to differentiate it from the shingle-clad historic portions of the building.[12]

The proposed project design originally included modifications to the garage door and chimney, as well as to the front gate, wood canopy, and western façade/dining room. These modifications have been revised or deleted from the project so that the proposed project would be consistent with the relevant Secretary of the Interior Standards for Rehabilitation.[13]

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[8] Perdue, August 27, 2007, p. 3.

[9] Perdue, November 14, 2007, p.3.

[10] Perdue, August 27, 2007, p. 3.

[11] Perdue, August 27, 2007, p. 3-4.

[12] Perdue, November 14, 2007, p.3.

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e) provides an exemption for additions to existing structures provided that the addition would not result in more than 50 percent of the existing floor area of a structure before the addition, or 2,500 square feet, whichever is less; or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is not in an environmentally sensitive location. The proposed project would add approximately 900 square feet to an existing 5,969-square foot single family residence for a total of approximately 6,674 square feet. The proposed project would comply with zoning requirements, and is located in an urban area well served by all public services and facilities. The proposed project therefore meets the criteria of Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is an historical resource under CEQA, after analyzing the proposed project, as modified, Planning Department preservation staff concluded that it would not cause a substantial adverse change in the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project is therefore exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[13] Email from Shelley Perdue, Preservation Technical Specialist, San Francisco Planning Department to Joy Navarette, Major Environmental Analysis, April August 27, 2007.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarette

Project Address: 2960 Vallejo Street
Block: 0956 Lot(s): 011
Case No.: 2007.0871E
Date of Review: 8/27/07

Planning Department Reviewer:
Shelley Perdue
415-558-6625
shelley.perdue@sfgov.org

Preparer / Consultant
Name: Geddes Ulinskas, Architect
Address: 298 Valencia Street
San Francisco, CA
Phone: 415.552.6861
Fax: 415.552.6761
Email: gulinskas@ularch.com

Owner:
Name: Tim Dattels & Kristine Johnson
Address: 20 Walnut Street
San Francisco, CA
Phone: 415.309.5385
Fax: 510.231.6199

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description: The proposed project is represented in drawings A0.1, A0.2, A0.4, A1.0-5, A1.8, A2.1, A2.2, A3.1-4, A3.6, and A3.7, prepared by Geddes Ulinskas and dated August 4, 2007. At the front façade, the project involves altering the entryway by reconfiguring the front steps and planters, installing a new metal fence and gate, demolishing the non-historic vestibule at the first floor level; constructing a new eastern courtyard wall; and replacing windows in-kind at the second floor. At the secondary and rear facades, the work includes re-cladding the rear and western walls with new wood shingles to match the original; replacing the screening wall at the western edge of the inner courtyard; altering window openings and replacing windows at the west and north (rear) façades; replacing the balcony railings at the north (rear) facade; replacing the roof sheathing in-kind; installing skylights not visible from the public thoroughfare; and installing solar panels on the roof.

Pre-Existing Historic Rating / Survey: The subject building is listed in the 1976 Architectural Survey with a rating of 2.

Historic District / Neighborhood Context: 2960 Vallejo Street is located on the north side of the street between Baker and Lyon Streets in the southwest portion of the Cow Hollow neighborhood. The house is surrounded primarily by residential land uses and is within an RH-1 District and a 40-X Height and Bulk District.

Cow Hollow includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of 2960 Vallejo Street that were included in the 1976 Architectural and *Here Today* surveys.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. The Cow Hollow neighborhood was largely developed in three phases between 1850 and 1930. The area was first settled with farms and weekend retreats between 1850 and 1870. Later, between 1880 and 1900, the area developed into a prestigious suburb as the cable car lines extend westward and increase accessibility to the area. Between 1900 and 1920, the area witnessed a third wave of population growth, encouraging the development of flats and apartment houses as well as single-family homes on the remaining vacant lots. The immediate block surrounding the subject property appears to have been developed largely in this latter period.

The house at 2960 Vallejo was constructed relatively late in the development of Cow Hollow. The house is designed in the Bay Area Moderne or Second Bay Tradition style, characterized by simplified ornamental forms, versatile and open floor plans, the use of natural materials, and an emphasis on the integration of indoor and outdoor spaces which often resulted in large framed windows and interior courtyard spaces. While the new style of architecture displayed a sleeker and more utilitarian aesthetic, the buildings retained proportions, scale, massing, and materials similar to the surrounding Victorian and period revival buildings. The Bay Area Moderne movement was led by architects such as William Wurster, Garner Dailey, and Joseph Esherick, who designed several houses in the Cow Hollow neighborhood.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

Notes: 2960 Vallejo is a two-story with basement, Bay Area Moderne / Second Bay Tradition-style single-family residence constructed in 1950 by Joseph Esherick. The building is clad in wood shingles and displays an irregular plan which presents the garage to the street and creates a deep side setback that draws one into the inner courtyard entrance space. The character-defining features of the building are its utilitarian and irregular plan, the modest two-story scale, the horizontal massing, the use of natural materials, the banded fenestration, and the overall minimalist aesthetic.

The subject property appears to be eligible for listing in the California Register of Historic Resources as a potential individual resource under Criteria 3 (Architecture) as the work of a master Bay Area architect. Esherick, born December 28, 1914 in Philadelphia, Pennsylvania, began practicing in San Francisco in 1946. He also taught at UC Berkeley beginning in 1952 and latter served as chairman of their architecture department. Esherick's work, explicit in the design of 2960 Vallejo, is characterized by the strict expression of rationality and functionality. His work is also marked by the careful integration of architecture and landscape. The house at 2960 Vallejo is notable as a highly intact example of Esherick's unique translation of the Bay Area vernacular.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject property retains a high degree of integrity in each category having undergone minimal alterations over its lifetime. Although the courtyard has been slightly reconfigured by the addition of an entrance vestibule, the building's exterior appears largely as it did at the time of construction.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation (Standards) as the proposed exterior alterations are in keeping with design, materials, spatial relationships, proportions, and feeling of the building. Specifically, the project complies with Standards 2, 6, 9, and 10:

Standard 2: *The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed alterations to the front entrance will preserve the historic character of this feature by retaining the multi-leveled, asymmetrical approach to the building through the landscaped space. Furthermore, the demolition of the 1960's addition at the entrance will partially restore the line of sight from the street into the inner courtyard. The location of the proposed eastern and western courtyard wall will be in keeping with the historic configuration of this entrance feature.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Where necessary, the deteriorated wood shingle cladding will be replaced on the secondary west and rear facades will new shingles that match in terms of material, dimensions, and installation pattern. Also, the roofing material will be replaced with material which approximates the appearance of the historic sheathing.

> Standard 9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed alterations at the entrance will not destroy significant character-defining features of the façade and front setback. Also, the proposed metal gate will be distinguished from the historic design through the use of modern materials while maintaining the scale, proportions, and details appropriate to the historic building. Moreover, the proposed changes in fenestration at the secondary and rear facades are in keeping with utilitarian and minimalist style of the building and will not cause the removal of significant historic material.

> Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The future removal of the proposed gate, windows, or new courtyard walls will not harm the integrity of the resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature_________________________ Date: 8.30.07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

PLANNING DEPARTMENT
City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

MAIN NUMBER
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MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response
Addendum to August, 27, 2007 Memorandum

MEA Planner: **Joy Navarette**

Project Address: 2960 Vallejo Street
Block: 0956 Lot(s): 011
Case No.: 2007.0871E
Date of Review: 11/14/07

Planning Department Reviewer:
Shelley Perdue
415-558-6625
shelley.perdue@sfgov.org

Preparer / Consultant
Name: Geddes Ulinskas, Architect
Address: 298 Valencia Street
San Francisco, CA
Phone: 415.552.6861
Fax: 415.552.6761
Email: gulinskas@ularch.com

Owner:
Name: Tim Dattels & Kristine Johnson
Address: 20 Walnut Street
San Francisco, CA
Phone: 415.309.5385
Fax: 510.231.6199

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description: The proposed project has been revised to include the enclosure of approximately 900 square feet of space beneath the rear of the building. The enclosure will be set back from the north, east and west facades and will be cantilevered above the steep downward slope. The addition will be clad mostly in glass. The proposal is represented in drawings A2.0, A3.1, A3.2, and A3.3, prepared by Geddes Ulinskas.

Pre-Existing Historic Rating / Survey: The subject building is listed in the 1976 Architectural Survey with a rating of 2.

Historic District / Neighborhood Context: 2960 Vallejo Street is located on the north side of the street between Baker and Lyon Streets in the southwest portion of the Cow Hollow neighborhood. The house is surrounded primarily by residential land uses and is within an RH-1 District and a 40-X Height and Bulk District.

Cow Hollow includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of 2960 Vallejo Street that were included in the 1976 Architectural and *Here Today* surveys.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. The Cow Hollow neighborhood was largely developed in three phases between 1850 and 1930. The area was first settled with farms and weekend retreats between 1850 and 1870. Later, between 1880 and 1900, the area developed into a prestigious suburb as the cable car lines extend westward and increase accessibility to the area. Between 1900 and 1920, the area witnessed a third wave of population growth, encouraging the development of flats and apartment houses as well as single-family homes on the remaining vacant lots. The immediate block surrounding the subject property appears to have been developed largely in this latter period.

The house at 2960 Vallejo was constructed relatively late in the development of Cow Hollow. The house is designed in the Bay Area Moderne or Second Bay Tradition style, characterized by simplified ornamental forms, versatile and open floor plans, the use of natural materials, and an emphasis on the integration of indoor and outdoor spaces which often resulted in large framed windows and interior courtyard spaces. While the new style of architecture displayed a sleeker and more utilitarian aesthetic, the buildings retained proportions, scale, massing, and materials similar to the surrounding Victorian and period revival buildings. The Bay Area Moderne movement was led by architects such as William Wurster, Garner Dailey, and Joseph Esherick, who designed several houses in the Cow Hollow neighborhood.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

Notes: 2960 Vallejo is a two-story with basement, Bay Area Moderne / Second Bay Tradition-style single-family residence constructed in 1950 by Joseph Esherick. The building is clad in wood shingles and displays an irregular plan which presents the garage to the street and creates a deep side setback that draws one into the inner courtyard entrance space. The character-defining features of the building are its utilitarian and irregular plan, the modest two-story scale, the horizontal massing, the use of natural materials, the banded fenestration, and the overall minimalist aesthetic.

The subject property appears to be eligible for listing in the California Register of Historic Resources as a potential individual resource under Criteria 3 (Architecture) as the work of a master Bay Area architect. Esherick, born December 28, 1914 in Philadelphia, Pennsylvania, began practicing in San Francisco in 1946. He also taught at UC Berkeley beginning in 1952 and latter served as chairman of their architecture department. Esherick's work, explicit in the design of 2960 Vallejo, is characterized by the strict expression of rationality and functionality. His work is also marked by the careful integration of architecture and landscape. The house at 2960 Vallejo is notable as a highly intact example of Esherick's unique translation of the Bay Area vernacular.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject property retains a high degree of integrity in each category having undergone minimal alterations over its lifetime. Although the courtyard has been slightly reconfigured by the addition of an entrance vestibule, the building's exterior appears largely as it did at the time of construction.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation (Standards) as the proposed exterior alterations are in keeping with design, materials, spatial relationships, proportions, and feeling of the building. Specifically, the project complies with Standards 2, 6, 9, and 10:

Standard 2: *The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed work will not cause damage or removal of any significant historic material or alter any character-defining features or spaces associated with the property. The space in which the addition will be constructed is a void created by the steeply graded slope. The construction of an addition within this space will not significantly impact the scale or appearance of the historic building.

Standard 9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed addition will not destroy any historic materials that characterize the property and will not alter the appearance of the buildings as viewed from the public right-of-way. Furthermore, the addition will be set back from the historic walls so that the character-defining features of the building are not impacted. The addition will also be clad in glass so as to lighten the appearance of the new volume and to differentiate it from the shingle-clad historic portions of the building.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The future removal of the proposed addition would not harm the integrity of the resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A

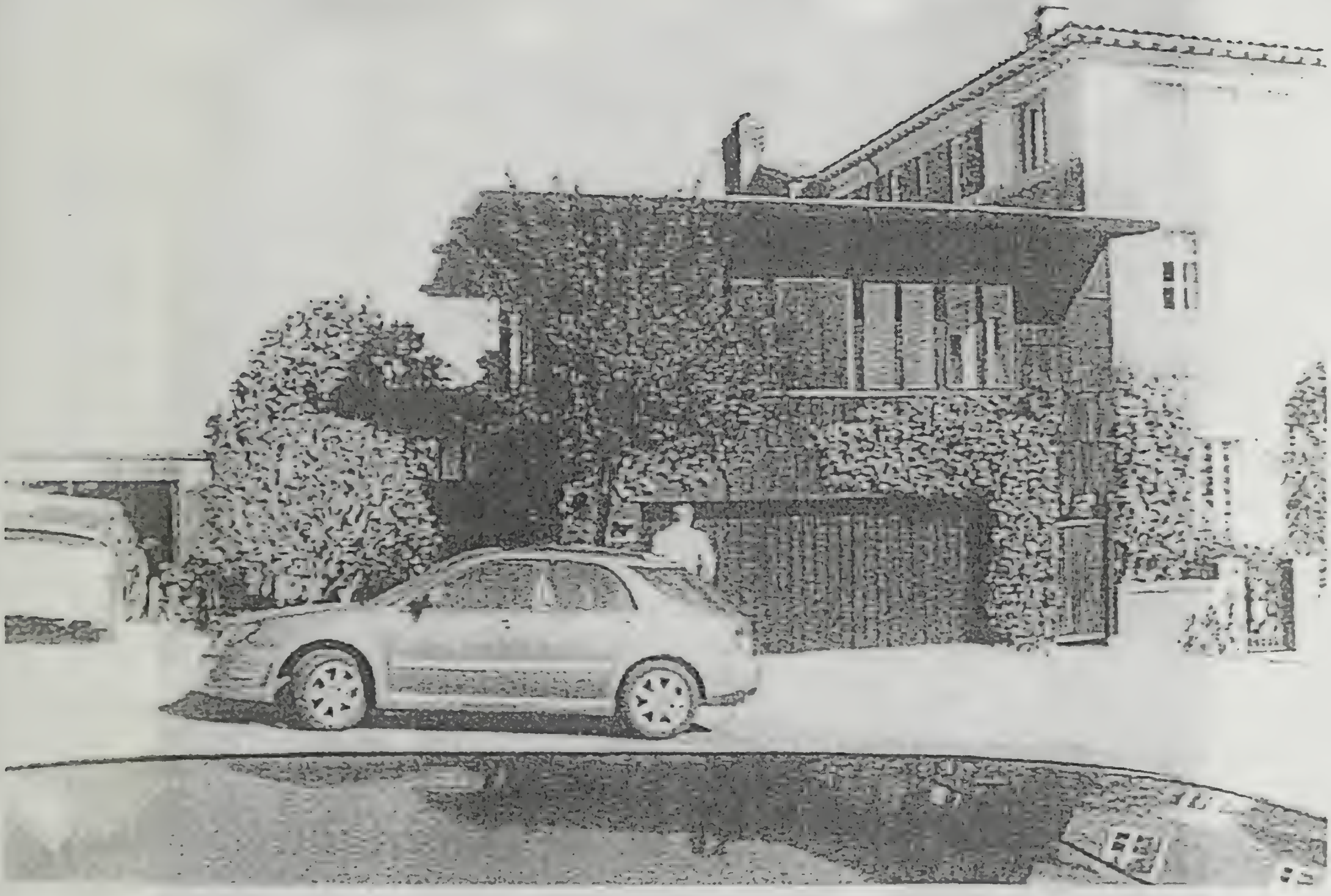
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

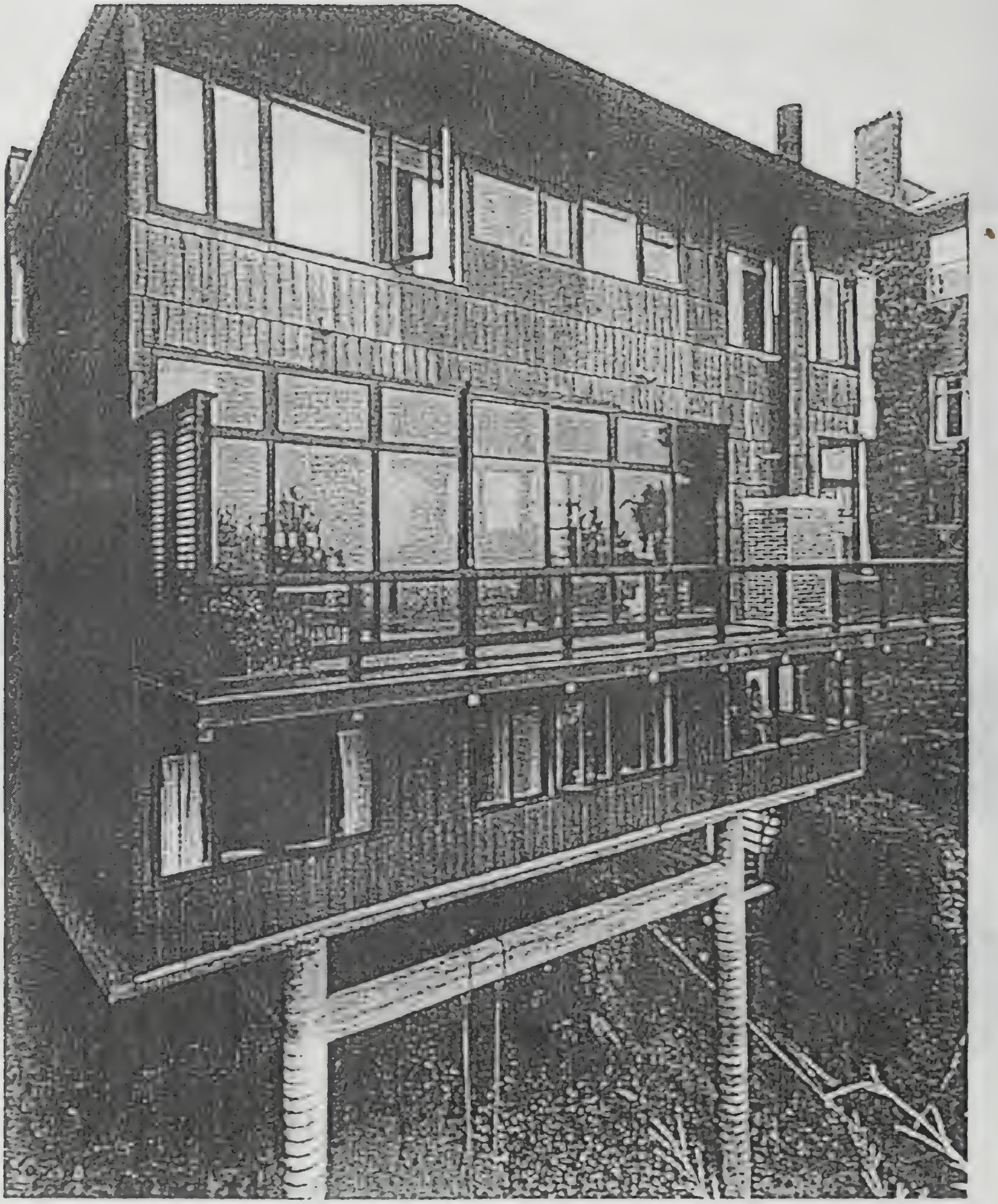
Signature ______________________ Date 11-15-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



2007.0871E: 2960 Vallejo Street

Front of Residence



Rear of Residence

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2006.0400E**
Project Title:	**530 Sanchez Street**
Zoning:	RH-2 (Residential House, Two Family) 40-X Height and Bulk District
Block/Lot:	3584/007
Lot Size:	2,622 square feet
Project Sponsor	Lou Felthouse, 415-922-5668, representing Kenneth Hodgins, 415-668-1368
Staff Contact:	Jeremy D. Battis – 415-575-9022 jeremy.battis@sfgov.org

58
59
17/08

PROJECT DESCRIPTION:

The proposed project is the demolition of an existing approximately 25-foot-high, 2,108-square foot (sq ft) one-unit dwelling with two car-garage constructed in 1907 and construction of a new approximately 40-foot-high, 2,654-sq ft two-family residence with two-car garage. The setbacks for both existing and proposed structures would be 19 feet from the front edge of the lot line. The subject parcel is on the block bounded by Sanchez Street to the west, 19th Street to the south, Noe Street to the west, and 18th Street to the north, and is located in the Upper Market neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines, Sections 15301(l)(1) & 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

DEPOSITORY ITEM
DOCUMENTS DEPT
JAN 22 2008
SAN FRANCISCO PUBLIC LIBRARY

Bill Wycko
Acting Environmental Review Officer

January 17, 2008
Date

cc: Lou Felthouse, Project Sponsor
D. Washingtion, Planning Dept.
Historic Distribution List

Exemption/Exclusion File
Bulletin Board
M.D.F.

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the subject building is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum)[1].

The Department found the existing building's visible pitched roof to be atypical of the dominant building pattern on the subject block, which includes pitched or flat roofs. The Department also concluded that the building does not embody the distinctive characteristics of a type, period, region, or method of construction of other buildings in the surrounding area, a potential historic district. Because the existing building does not exhibit the basic features that define the potential district, it is not considered a contributor to the potential district. The building also lacks any extraordinary features that would render it individually significant and eligible for inclusion in the State Historic Register. According to a supplemental submittal prepared by Frederic Knapp, the existing building has not been home to any significant persons or the site of events important to local, state, or national history.[2] Thus demolition of the existing building would not constitute an adverse impact on a historic resource.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption for construction of a two-unit dwelling in a residential zone. In urbanized areas, up to six multi-family units may be constructed under this exemption. The proposed project is the construction of a 4,717-sq ft single-family dwelling. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of a single-family residence, which in urban areas may include up to three single-family dwellings. The proposed project would entail demolition of a 2,108-sq ft one-unit dwelling. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 530 Sanchez Street*, December 6, 2007. This document is available for review by appointment at 1650 Mission Street, Fourth Floor, San Francisco, Calif., as part of Case File No. 2006.0400E.

[2] *Supplemental Information Form for Historic Resource Evaluation*, 530 Sanchez Street, San Francisco, Calif. Prepared by Frederic Knapp, Architect, September 29, 2006. This document is available for review by appointment at 1650 Mission Street, Fourth Floor, San Francisco, Calif., as part of Case File No. 2006.0400E.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Information:
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Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **530 Sanchez Street**
Block/Lot: 3584/007
Case No.: **2006.0400E**
Date of Review: December 6, 2007
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes demolition of the existing single family home on the subject property, and the construction of a new, two-family dwelling on the lot. The existing dwelling has two tandem off-street parking spaces. The proposed new, two-family dwelling includes two independently accessible parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1907; the first known permit associated with the subject property is for an alteration in 1910. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the steeply sloped west side of Sanchez Street, between Hancock and 18th Streets, within the Upper Market Neighborhood. The block is characterized by two- and three-story buildings constructed in the late nineteenth and early twentieth centuries, although there are a number of contemporary infill buildings on the block. As noted in the submitted Historic Resource Evaluation, the area may be within a potential historic district for the purposes of CEQA, particularly the opposite block face. The Liberty Hill Historic District is located approximately 4 blocks southeast of the subject property.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*
   Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, it appears that the subject building was constructed in 1907. Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from the Assessor's office indicates that the subject property was owned by Annie A. Kelly and the Kerr family prior to the completion of the subject building in 1907. William Growney was the first owner of the constructed subject building in 1907. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The house is a wood frame, two-level, single-family dwelling with a pitched roof. The visible gable is unusual on the block face, which is characterized by parapets that conceal gable or flat roofs. The subject building has two side setbacks and a front setback that measures approximately 20′ in length. The front, street-facing elevation has a large bay window over the garage entrance. The building is clad in wood siding, with only limited architectural detailing. A raked fascia board runs along the gable ends. The primary entrance is accessed through a recessed entrance at the first floor over the garage, on the south side of the street-facing elevation.

It does not appear that the subject property embodies the distinctive characteristics of a type, period, region, or method of construction. It does not appear that the subject building is a contributor to the potential historic district.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: Information submitted by the project sponsor suggest that only two changes have been approved via building permits issued by the City: one for alterations to the building's foundation, issued in 1910, and the other for the demolition of the rear shed. However, it appears that the non-original aluminum windows in the primary bay were installed without permits. In addition, the garage may not be original to the building.

As noted above, it does not appear that the subject building is eligible for the California Register, nor does it appear to be a contributor to a potential historic district.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property may be located within or adjacent to a potential historic district. It appears that the proposed new building would be compatible with the surrounding neighborhood and potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 12-07-07
Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, SW Quadrant

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SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	January 14, 2008
Case No.:	**2007.1378E**
Project Title:	**376 Eureka Street**
Zoning:	RH-2 (Residential House, Two Family) 40-X Height and Bulk District
Block/Lot:	2749/017
Lot Size:	3,250 square feet
Project Sponsor	Christopher and Kristina Baker (415) 987-3975
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra. Dwyer@sfgov.org

PROJECT DESCRIPTION:

59
59
117/08

The project site is located on the west side of Eureka Street between 20th and 21st Streets in the Eureka Valley neighborhood. The proposed project is the expansion of an existing one-story-plus-attic, 1,056-square-foot single-family dwelling and minor alterations to an accessory structure at the rear of the property. The proposed expansion consists of a one-story rear horizontal addition that measures

(Continued on the next page.)

DEPOSITORY ITEM
DOCUMENTS DEPT.
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EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(e) and (a)]

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

January 17, 2008
Date

cc: Christopher and Kristina Baker
Michael E. Smith, Neighborhood Planning Northwest Team
Supervisor Bevan Dufty, District 8
Project Distribution List
Historic Preservation Distribution List
VirnaLiza Byrd, Exemption File
M.D.F.

PROJECT DESCRIPTION (continued):

approximately 22.5 feet in depth, 22 feet in width, and approximately 12 feet in height above grade. The addition would add approximately 494 square feet of habitable area to the primary residence on the property. The existing front set back of 11.5 feet would not change. The proposed alterations to the rear building, which would be conducted under a separate building process, consist of removal of the illegal kitchen. The rear building would revert to accessory habitable space for the primary dwelling at the front.

REMARKS:

The current project proposed for this property, which is the subject of this Certificate of Determination of Exemption from Environmental Review (Categorical Exemption), is a revision of a proposal for which a Categorical Exemption was issued by the Planning Department (the Department) on May 2, 2007.[1] The May 2007 Categorical Exemption was appealed to the San Francisco Board of Supervisors (the Board) on September 14, 2007 by F. Joseph Butler.[2] In a public hearing before the Board held on November 13, 2007, the Board disapproved the May 2007 Categorical Exemption.[3] The proposed project was subsequently modified. The modified project is the subject of this certificate.

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Department must first determine whether or not the buildings on the project site are historical resources as defined by CEQA, and if so, whether the proposed project conforms to the *Secretary of the Interior's Standards for Rehabilitation* (*the Standards*). The Department Historic Preservation staff researched and reviewed available information regarding the subject property and prepared a Historic Resource Evaluation Report (HRER).[4] As described in detail below, the Department found that more information is needed to determine if the front residential building is eligible for listing in the California Register as a contributing structure within a potential historic district. Therefore, for purposes of the evaluation, the front cottage is assumed to be an historic resource. Department staff determined that the rear structure, constructed in the 1930s, has no significance and is not an historic resource.[5] The analysis and conclusions of the HRER are discussed in further detail below.

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[1] San Francisco Planning Department, Certificate of Determination of Exemption/Exclusion from Environmental Review (Categorical Exemption), 376 Eureka Street, San Francisco. May 2, 2007. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0365E.

[2] Butler, F. Joseph, Appeal of Categorical Exemption from Environmental Review-Issued May 2, 2007. September 14, 2007. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0365E.

[3] Calvillo, Angela, Clerk of the Board, Board of Supervisors. City and County of San Francisco. Motion No. MO7-144, File No. 071321. Approved by the Board of Supervisors on November 13, 2007. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0365E.

[4] *Historic Resource Evaluation Response (HRER) Memorandum for 376 Eureka Street*, December 14, 2007, prepared by Michael E. Smith, Historic Preservation Technical Specialist, San Francisco Planning Department. This memorandum is attached and is part of Case File No. 2007.1378E.

[5] Ibid.

Although the project area is not within a designated historic district, the Department regards the area as a potential historic district. The project site block has a high concentration of early twentieth century architecture with dates of construction that range from 1893 to the present. The project site's block face has four buildings that have been rated in the 1976 Architectural Survey (AS). On the opposite block face (east side of Eureka Street) are three AS-rated buildings, plus one building that is in *Here Today*. However, as described above more research is needed to determine whether the front building is eligible for listing in the California Register as a potential contributor to a potential historic district.

The subject building at 376 Eureka Street is a vernacular example of buildings from the Victorian era (1860 to 1910). The character-defining features of the building include its generous front setback, clapboard wood siding at the front elevation, double-hung wood windows, doors with divided lights and deep reveals, and a parapet that partially obscures its gabled roof. While it is difficult to determine how much the building has been altered since its construction circa 1908, the materials appear in good condition and date from the early 20th century. Therefore, any alterations were likely done during the time of the building's period of significance.[6]

Based upon the information provided with the application, the Department was unable to determine whether or not the subject building would be eligible for listing on the California Register based upon Criterion 1, Events. From the information provided, there is no indication that the subject property is associated with any significant persons, and would not be eligible for the California Register under Criterion 2, Persons. The building is not the work of a master architect and would not meet California Register Criterion 3 for architecture.[7]

The subject building was constructed during the neighborhood's construction boom between 1907 and 1942. There may be a California Register historic district present in this area based upon the history of development in Noe Valley and Eureka Valley as home to blue collar workers. The subject building could meet Criterion 4 as a contributor to such a potential historic district. However, more information and research are needed to establish whether or not an historic district is present.[8]

The subject building retains integrity with respect to location, design, workmanship, setting, feeling and materials. However, it lacks integrity with respect to association since it does not visually associate with the larger buildings that surround it.[9] While the building does not meet California Register criteria to be considered an individual resource, it may meet Criterion 4 as a contributor to a potential California Register historic district. However, an Historic Resource Evaluation Report that analyzes the building's context within the broader neighborhood is needed to determine if an historic district is present.[10] Absent this information and for the above reasons, the Department's Historic Preservation staff assumed that the front cottage is an historical architectural resource and evaluated the consistency of proposed project with *the Standards*.

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[6] Ibid.

[7] Ibid.

[8] Ibid.

[9] Ibid.

[10] Ibid.

The Department determined that the proposed project conforms to *the Standards.*[11] The proposed project would preserve the building's significant historic materials and historic character. The rear horizontal addition would be visually distinct from the historic building through the use of vertical board and batten wood siding and the lack of a gabled roof. Since the addition would be located at the secondary façade, it would minimize the loss of significant historic materials and would not be visible from Eureka Street, which would preserve the building's historic character. For the above reasons, the proposed project would conform to *the Standards.*

Since the proposed revised project is in conformance with *the Standards,* it would not result in an adverse significant impact to an historic resource. In addition, preservation of the building's character-defining elements would ensure no change to the building's context. Therefore, there would be no significant adverse impacts to off-site historical resources.[12]

With regard to the rear cottage structure, available information indicates that it was constructed in the 1930's as an accessory structure to the front cottage. Although the structure retains its integrity, it has no significance. Therefore, it is not considered an historical architectural resource.[13]

CEQA State Guidelines Section 15301(e), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. In urban areas, additions of up to 10,000 square feet are exempt provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would add approximately 494 square feet of floor area to an existing 1,056-square-foot structure, which is less than 10,000 square feet. The project site is in a developed area where all public services and facilities are available. The project site does not provide habitat for any sensitive species. Therefore, the proposed addition is exempt under Class 1.

In addition, CEQA State Guidelines Section 15301(a) exempts from environmental review a project that would consist of minor alterations of an existing structure, such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include removal of the kitchen in the rear structure. Therefore, the proposed alterations would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The front building on the project site is an assumed historic resource. However, the proposed project was determined to conform to *the Standards.* Therefore, the proposed project would not have an adverse impact to any historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

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[11] Ibid.
[12] Ibid.
[13] Ibid.

For the above reasons, the proposed project is appropriately exempt from environmental review under Class 1.

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MEMO

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Historic Resource Evaluation Response

MEA Planner:	Debra Dwyer
Project Address:	**376 Eureka Street**
Block/Lot:	2749/017
Case No.:	**2007.1378E**
Date of Review:	December 14, 2007
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes the construction of a one-story rear addition that measures approximately 22.5' in depth, 22' in width, and 12' in height above grade. The addition would add approximately 494 square-feet to the existing building. The illegal kitchen within the accessory structure at the rear of the property would be removed (under separate permit) and the structure would revert to accessory habitable space to the primary dwelling at the front of the lot.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1910, but water records for the Spring Valley Water Company indicate that the building was connected to the San Francisco water system in 1906. The rear structure was constructed in the 1930's and does not contribute to the property's historical significance. The property is not currently listed on the California Register, nor is it included on the National Register. The property is not located within a previously designated historic district. There are four AS rated buildings on the block. There are also three AS rated buildings on the facing block (Assessor's Block 2750) and one building that appears in *Here Today.*

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the Eureka Valley neighborhood on Eureka Street, between 20th and 21st Streets. According to the County Assessor records, dates of construction on the subject block range from 1893 to the present. Information from qualified architectural historians has been submitted to the Planning Department, the Landmarks Preservation Board, and the Board of Supervisors about Noe Valley and Eureka Valley as being a potential California Register designated historic district. Because there is a high concentration of early twentieth century buildings on this block, staff must reasonably assume that the subject block may also be part of a historic district. However, more research is needed to determine if a historic district is present.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☐ No	☒ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: The building is a vernacular example of buildings from the Victorian era (buildings constructed between 1860 and 1910). Victorian elements include the generous front yard setback, clapboard wood siding at the front elevation, double-hung wood windows and doors with divided lights and deep reveals. It is difficult to determine how much the building has been altered but the building was constructed circa 1908 and the materials appear in good condition and date from the early 20th century. Therefore, any changes made were likely done during the building's period of significance. The building is not the work of a master architect. The building has a unique, character-defining parapet that partially obscures its gabled roof, but as a whole it does not meet the California Register criterion for architecture.

The building was constructed during the neighborhood's construction boom from 1907 to 1942. The building could meet criterion 4 as a contributor to a potential California Register historic district based on the history of development of Noe Valley and Eureka Valley, from their roots as a home for blue collar workers. However, more information is needed to establish whether a historic district is present.

Based on the supplied information there is no indication that the subject property is associated with any significant persons that would identify it as eligible under Criterion 2.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Although the building retains its setting, mass, form, materials and detailing, it does not visually associate with the larger buildings surrounding it. For this reason the building lacks association. As stated above, a more in depth analysis is needed to determine how the building fits in with its surrounding context.

Overall, staff believes the building has a high level of integrity.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

Notes: The property does not meet the California Register criterion to be considered an individual "historical resource". A Historic Resource Evaluation Report, that analyzes the building's context within the broader neighborhood, is needed to determine if a historic district is present that meets criterion 4 of the California Register. Without this additional information, staff must assume conservatively that the building may be a contributor to a potential historical district.

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: One of the goals of the Secretary of the Interior Standards is to ensure that exterior additions to historic buildings are done in a sensitive manner that protects the integrity of the resource. The proposed rear addition meets the Secretary of the Interior Standards because it would preserve the building's significant historic materials and historic character, and be visually distinct from the historic building. The addition minimizes the loss of significant historic materials by being located at a secondary façade. The addition is subordinate to the historic building and is not visible from the street which preserves the building's historic character. The lack of a gabled roof and the use of vertical board and batten wood siding readily distinguish the addition from the historic building.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

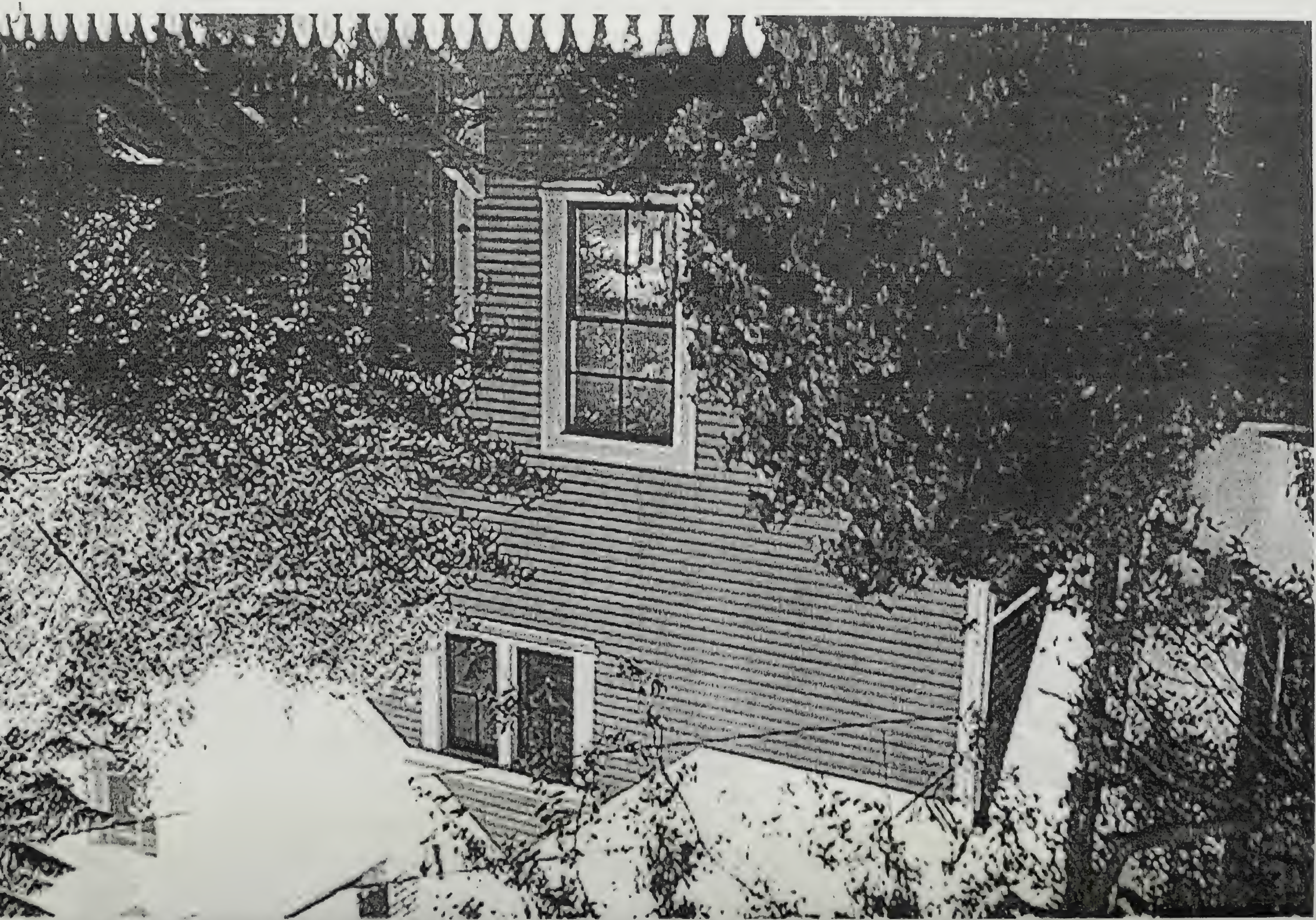
Notes: The addition meets the Secretary of the Interior Standards by preserving the building's character-defining features. The building's relationship to its context should not change because its character defining elements are being retained.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 12-14-07

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Debra Dwyer / MEA Planner



316 EUREKA ST

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	January 16, 2008
Case No.:	**2007.0165E**
Project Title:	**3778 Clay Street**
Zoning:	RH-1, 40-X
Block/Lot:	0993/012
Lot Size:	2,796 square feet
Project Sponsor	Tim Kelley, Tim Kelley Consulting (415) 337-5824
Staff Contact:	Don Lewis (415) 575-9095 don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project would include alterations to all four facades of the existing two-story-over-basement, approximately 3,444-square-foot, single-family residence. Proposed alterations to the front of the building include: removal of the historic front entrance, including masonry entrance stairs, wood shingle stair walls, wood entrance door and leaded glass-and-wood sidelights; and the installation of a new wood-paneled entrance door flanked by single-pane windows; construction of a new entrance stair and walls; removal of two pairs of historic single-pane wood windows and surrounds at the basement floor; installation of a 9 foot-wide garage opening, featuring a wood-and-glass garage door;

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

DEPOSITO
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JAN 22 2008
SAN FRANCISCO

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

January 17, 2008
Date

cc: Tim Kelley, Project Contact
David Lindsay, NW Quadrant
Supervisor Michela Alioto-Pier
Exemption / Exclusion File

Historical Preservation List
Bulletin Board
M.D.F

PROJECT DESCRIPTION (continued):

reconfiguration of the front setback area to accommodate the garage and driveway, including rebuilding the front retaining wall of clinker brick and realigning the front entrance stairs; removal of a pair of historic tripartite window openings and surrounds at the second floor, and the widening of the window openings to accommodate two sets of four windows and surrounds; installation of a decorative bandcourse at the second floor; and the continuation of the decorative brackets at the eave onto the visible side facades. Alterations to the west façade include the replacement of windows and the construction of new window openings. Alterations to the east façade include the construction of a shed dormer on the roof that would feature wood shingles and skylights. Alterations to the rear of the building include the removal of the rear façade and the construction of a new three-story, 16′ deep by 25′ wide horizontal addition featuring wood windows, a projecting bay window at the second and third floors, and a wood shingle façade treatment. The proposed alterations would increase the building by 1,352 square feet. The finished building would be three-stories-above-basement, approximately 4,796 square feet in size, and would contain two off-street parking spaces at the basement level.

The project site is bounded by Washington Street to the north, Spruce Street to the east, Clay Street to the south, and Maple Street to the west in the Presidio Heights neighborhood. The height of the existing building would remain 39′-10″ to the peak of the hipped roof. The existing building, which was constructed in 1904, has no off-street parking.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building on the project site is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response, the 3778 Clay Street building does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). However, the project building does appear to contribute to a potential California Register-eligible historic district.[1]

The 3778 Clay Street building was constructed in 1904 and was designed by Ralph Warner Hart, a well-known architect in the San Francisco area who was an early advocate for reinforced-concrete construction. There is nothing in the record to indicate that Ralph Warner Hart qualifies as a "master" architect. The project building, a mix of two architectural styles (First Bay Tradition and Colonial Revival), does not feature sufficient details of either style. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made a significant contribution to the broad patterns of history. The project building retains integrity of location, design, materials, workmanship, setting, feeling, and association, despite a few exterior alterations made to the structure during its lifetime. Historic details such as the hipped roofline with accentuated eave, overhanging second floor that extends down to a "T"-shaped bay window on the first floor, recessed entrance flanked by leaded sidelights, decorative portico, window pattern featuring leaded transom lines, shingle siding, and front yard area featuring clinker brick, are all intact. The subject and surrounding blocks contain a high concentration of buildings that were constructed between the late 1890's and 1912, when the area was developed for residential housing. As a result of this development, there is considerable harmony among the houses in the neighborhood. The building styles vary, but Romantic Period Revival, French Eclectic, Mediterranean Period Revival, and Colonial Revival styles predominate. Further, the immediate vicinity contains a high concentration of buildings that are listed in the 1976 Citywide Architectural Survey, which indicates the existence of a potential historic district based on shared architectural characteristics. [2]

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[1] Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Jeremy Battis, Planner, Major Environmental Analysis, November 13, 2007.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons described here.[3] The proposed project would not adversely impact the building's character-defining features that give the building its significance as a historic resource. Historic details such as the hipped roofline with accentuated eave, overhanging second floor that extends down to a "T"-shaped bay window on the first floor, decorative portico, shingle siding, and front yard area featuring clinker brick would all be retained. In addition, the proposed alterations would not detract from the significance of the historic resource as a contributor to a potential historic district since the proposed rear addition and roof dormer would not be visible from the public right-over-way and the project would not remove any character-defining materials. Therefore, there would be no significant adverse effect on the historical resource as a result of the proposed project.[4]

The proposed project would involve the addition of approximately 1,352 square feet to the existing 3,444-square-foot building. With the addition, the building would be approximately 4,796 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 1,352 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

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[2] Ibid

[3] Ibid.

[4] Ibid.

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM:
REVISED Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 3778 Clay Street
Block: 0993 Lot: 012
Case No.: 2007.0165E
Date of Review: **06/04/06; 11/13/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant
Name: Tim Kelley Consulting
Company:
Address: 2912 Diamond Street #330
San Francisco, CA 94131
Phone: 415-337-5824
Fax:
Email: tim@timkelleyconsulting.com

Owner
Name: Shane & Tracey Brisbin
Company:
Address: 3778 Clay Street
San Francisco, CA 94118
Phone:
Fax:
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

The proposed project consists of several elements:

- Alterations to the front of the building, including,
    - The removal of the historic front entrance, including masonry entrance stairs, wood shingle stair walls, wood entrance door and leaded glass-and-wood sidelights, and the installation of a new wood-paneled entrance door flanked by single-pane windows, and the construction of a new entrance stair and walls;
    - The removal of two pairs of historic single-pane wood windows and surrounds at the basement floor, and the installation of a 9 foot-wide garage opening, featuring a wood-and-glass garage door;
    - The reconfiguration of the front setback area to accommodate the garage and driveway, including rebuilding the front retaining wall of clinker brick and realigning the front entrance stairs;
    - The removal of a pair of historic tripartite window openings and surrounds at the second floor, and the widening of the window openings to accommodate two sets of four windows and surrounds;
    - The installation of a decorative bandcourse at the second floor, and the continuation of the decorative brackets at the eave onto the visible side facades;
- The alteration of the west façade, including the replacement of windows and the construction of new window openings;

- The construction of a shed dormer on the roof of the east façade, which will be 17'-5" setback from the front façade of the building and will be 10' by 5'-3" high and feature wood shingles and skylights; and
- Alterations to the rear of the building, including
    - The removal of the rear façade of the building and the construction of a new three-story 16' deep by 25' wide horizontal addition featuring wood windows, a projecting bay window at the second and third floors, and a wood shingle façade treatment.

Pre-Existing Historic Rating / Survey:

- N/A

Historic District / Neighborhood Context:

3778 Clay Street is located between maple and Spruce Streets in the north-central portion of the Presidio Heights neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-1 (Residential, Single Family) District and a 40-X Height and Bulk District. It is located two blocks to the south of the Presidio Park.

The area is characterized by two-to-three-story single-family homes, most of which were constructed between the late 1890's until 1912. Building styles and ornamentation are in a variety of architectural types such as Romantic Period Revival, French Eclectic, Mediterranean Period Revival, Colonial Revival, and Eclectic. There are many buildings in the immediate vicinity that were included in the 1976 Citywide Architectural Survey, and in *Here Today*.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. pre-1900 – 1912

Notes:

3778 Clay Street is a two-story-above-basement single-family residence constructed in 1904. Designed by Ralph Warner Hart in the First Bay Tradition/Colonial Revival style, the building features a hipped roof with an accentuated eave and brackets; a second story overhang that extends down to the "T"-shaped bay window on the first floor; a pair of three single-pane casement wood windows beneath a single-pane-leaded-glass-fixed transoms flanked by wood shutters at the second floor; a four-lite single-pane-beneath-a-single-pane-leaded-glass-fixed-transom window at the 'bay' on the first floor; a recessed entrance on the eastern side of the first floor, with a brick entrance stair and wood porch supports, wood columns, 'star' shaped wood railing, and wood entrance door flanked by leaded sidelights; a pair of two single-pane wood windows at the basement floor; and a clinker brick entrance landing wall and front retaining wall with brick stairs and landings. The façade is clad in wood shingles with corner boards. The western façade is similar in style and detail, and the non-visible rear façade is unadorned and features an eclectic fenestration pattern.

3778 Clay Street does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The building is a mix of First Bay Tradition and Colonial Revival styles and does not feature sufficient details of either style, and therefore does not meet Criteria 3. Ralph Warner Hart was a well-known architect in the San Francisco area and was an early advocate for reinforced-concrete construction. He designed the Bekins building at 13th Street and West Mission, one of the few survivors of the 1906 earthquake and fire. However, there is nothing in the record to indicate he qualifies as a 'master' under Criteria 3.

Henry A. King is listed as the original owner of 3778 Clay Street. Records indicate that he was the secretary-treasurer of a family-owned oil company in San Francisco. He sold the house shortly after the 1906 earthquake to George Gale, who was a secretary of several mining companies with operations in Mexico. The Gale family owned the property until 1955, and it has been under various ownerships since then. Research has not revealed information indicating that the Kings/Gales or any subsequent owners or occupants of 3778 Clay Street were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 3778 Clay Street does not meet Criteria 1 or 2.

However, 3778 Clay Street appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed prior to 1900 through 1912, when the area was developed for residential housing. As a result of this development, there is considerable harmony among the houses in the neighborhood. The building styles vary but Romantic Period Revival, French Eclectic, Mediterranean Period Revival, and Colonial Revival styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. Further, the block (#993) and surrounding blocks contains a high concentration of turn of the century buildings that are listed in the 1976 Citywide Architectural Survey - this concentration of architecturally significant buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3778 Clay Street retains a high degree of integrity, despite a few exterior alterations made to the structure during its lifetime. Historic details such as the hipped roofline with accentuated eave, overhanging second floor that extends down to a "T"-shaped 'bay' window on the first floor, recessed entrance flanked by leaded sidelights, decorative portico, window pattern featuring leaded transom lites, shingle siding, and front yard area featuring clinker brick, are intact. Records show that "five new steps in front to be of brick" were installed in 1931, but does not indicate if they replaced wood stairs or were in-kind. Repair periodically occurred to the wood shingle siding. 3778 Clay Street retains integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 3778 Clay Street appears to meet the *Secretary of Interior's Standards for the Treatment of Historic Properties*. The proposal will not adversely impact the building's integrity of location, materials, setting, feeling, and association – all of which form the character-defining features that give the building significance as a historic resource. Historic details such as the hipped roofline with accentuated eave, overhanging second floor that extends down to a "T"-shaped 'bay' window on the first floor, decorative portico, shingle siding, and front yard area featuring clinker brick, will be retained. The proposed alterations will not detract from the significance of the historic resource as a contributor to a potential historic district in the neighborhood. The proposed rear addition and roof dormer will not be visible from the public way and are not removing any character-defining materials from the historic resource.

The proposed project is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, in particular Standards 5 and 9. Of note are:

Standard 5:	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
Standard 9:	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project at 3778 Clay Street will not have an adverse impact on a potential historic district located in this portion of Presidio Heights neighborhood. As noted above, the area contains a high concentration of buildings that were constructed prior to 1900 - 1910, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to 3778 Clay Street will not have an adverse effect on these potential historic resources.

PRESERVATION COORDINATOR REVIEW

Signature__________ Date: 11-14-07

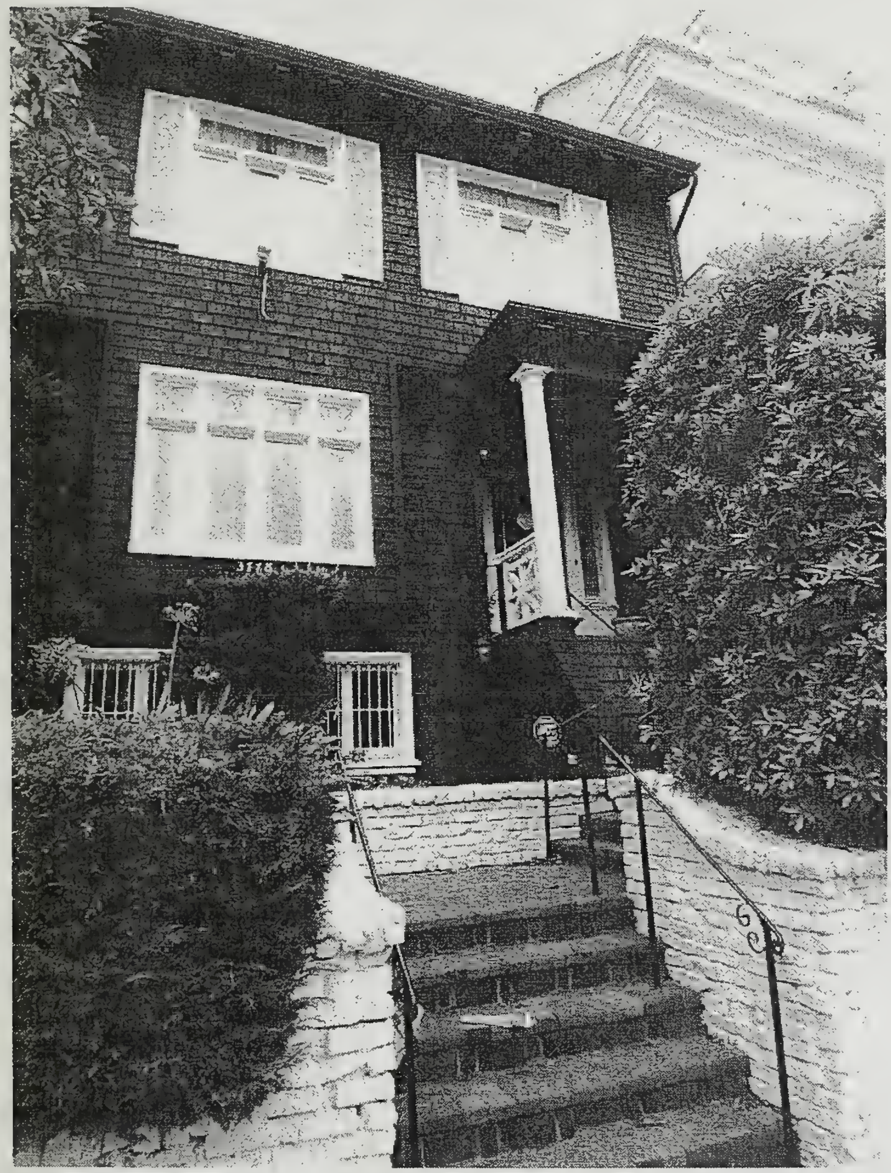
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

Historical Evaluation

3778 Clay Street
San Francisco, California

February, 2007



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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: January 17, 2008
Case No.: **2007.0819E**
Project Title: **1808 Bush Street**
Zoning: RH-2, 40-X
Block/Lot: 0663/006
Lot Size: 4,499 square feet
Project Sponsor Arnie Lerner - (415) 863-5475
Staff Contact: Don Lewis – (415) 575-9095
don.lewis@sfgov.org

PROJECT DESCRIPTION:

58
59
17/08

The proposed project involves remodeling and an addition to an existing 4,659-square-foot residential structure. The proposed project includes infilling the first floor of the 'L' extension at the east façade; excavating a portion of the front yard to install a new driveway; excavating beneath the existing 'L' to install a garage with a single door; installing one window opening and one door opening at the secondary east facade of the main house and two window openings at the rear façade; installing a stair at the rear (north) façade; installing a deck in the rear yard; and constructing an elevator bulkhead at the roof. The existing two-story-over-basement building currently contains one unit with two off-street parking spaces. The proposed alterations would increase the building size by 687 square feet. The finished building

(Continued on Second Page.)

DEPOSITORY ITEM
DOCUMENTS DEPT
JAN 22 2008
SAN FRANCISCO PUBLIC

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

January 17, 2008
Date

cc: Arnie Lerner, Project Contact
David Lindsay, NW Quadrant
Historic Preservation List
Supervisor Ross Mirkarimi

Bulletin Board
M.D.F.
Exemption / Exclusion File

PROJECT DESCRIPTION (continued):

would be two-stories-over-garage, and contain two units in approximately 5,346 square feet with three off-street parking spaces.

The approximately 4,499-square-foot project site is located on the northern side of Bush Street (Assessor's Block 0663, Lot 006), in the block bounded by Pine Street to the north, Bush Street to the south, Octavia Street to the east, and Laguna Street to the west in the Western Addition neighborhood. The existing 4,659 square foot[1] residence on the project site was constructed in 1874. The building is listed on the 1976 Architectural Survey with a rating of "1" and also included in the Here Today survey. The project site is located within a RH-2 (Residential, House, Two-Family) zoning district and within a 40-X height and bulk district.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the Historic Resource Evaluation (HRE) Memorandum, the 1808 Bush Street property appears eligible for listing in the California Register as an individual resource under Criteria 2 (Persons) and 3 (Architecture), for its association with an important late-19th century San Francisco dry goods merchant and as a distinctive example of the Italianate style.[2]

The 1808 Bush Street building is a two-story, wood-framed, single-family residence that was constructed in 1874. The main body of the house is rectangular in plan with a semi-octagonal bay at the front facade and an 'L' extension at the eastern façade. The 'L' is currently open at the ground floor to allow the driveway to continue to the rear yard. This pass-through appears to have been created in 1958. The property is associated with James M. Costello, who owned and resided at 1808 Bush Street from 1895 to 1906. Costello was the vice-president and later the president of a very large dry goods store called O'Connor, Moffat, and Co. This company was one of the most important dry goods firms in San Francisco for over eighty years and Costello was associated with the firm for 38 of these years. Although the building has undergone several alterations over the years, it was largely restored to its historic appearance in the 1970s. As a result of this work, the integrity of the building's design and material composition has been restored. Furthermore, a significant portion of the original facade elements have been retained, preserving examples of its historic workmanship. In addition, the building's location, setting, feeling, and association have been retained. Therefore, the property exhibits a high degree of historic integrity and its period of architectural significance begins with the presumed year of initial construction and extends through the construction date for the 'L' extension (1874-1905).[3]

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[1] Square footage includes habitable and non-habitable (basement) space.

[2] Memorandum from Shelley Perdue, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, October 25, 2007.

[3] Ibid.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons described here.[4] All of the character-defining features would be preserved. These include the rusticated retaining wall and iron fence at the front of the property; the presence of a front yard; the shape and footprint of the house, including the two-story 'L' extension; the wooden siding, trim cornice, and double-hung windows; the front porch and entrance surround; and the projecting bay window. The only fabric to be removed or altered are the driveway features that were added in 1958 and later, which are not relevant to the significance of the resource. The proposed project would restore the probable historic appearance of the early 'L' addition by filling in the open first story with living space. The rest of the new work would occur at the basement level and would not detract from the historic façade above or from the overall character of the building. Therefore, there would be no significant adverse effect on the historical resource as a result of the proposed project.[5]

The proposed project would involve the addition of approximately 687 square feet to the existing 4,659-square-foot building. With the addition, the building would be approximately 5,346 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 687 square feet, which is less than 50% of the existing square footage. Further Class 1(e)(1) allows for the addition of dwelling units to an existing building that does not involve the mere partitioning of existing space.[6] The proposed project would add one unit to the existing building. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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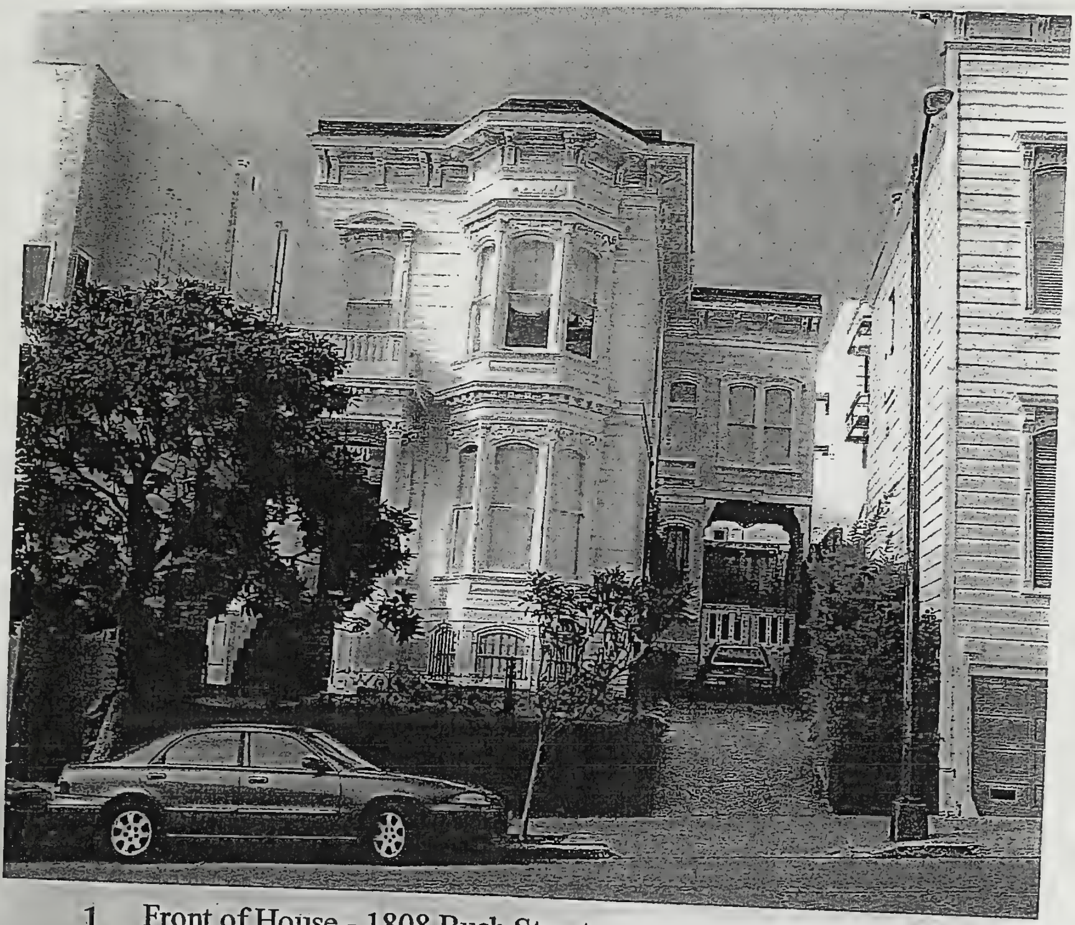
[4] Ibid.

[5] Ibid.

[6] Categorical Exemptions from the California Environmental Quality Act. Revised and Adopted by the San Francisco Planning Commission, Resolution No. 14952. August 17, 2000.



1 Front of House - 1808 Bush Street

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

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SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: **Don Lewis**

Project Address: 1808 Bush Street
Block: 0663 Lot(s): 006
Case No.: 2007.00819E
Date of Review: 10/25/07

Planning Department Reviewer:
Shelley Perdue
415-558-6625
shelley.perdue@sfgov.org

Preparer / Consultant
Name: William Kostura
Address: PO Box 60211
Palo Alto, CA
Phone: 650.815.1174

Owner:
Name: Connie Tomal & Robert Shapiro
Address: 1808 Bush Street
San Francisco, CA
Phone: 415.816.2084

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The project includes infilling the first floor of the 'L' extension at the east façade; excavating a portion of the front yard to install a new driveway; excavating beneath the existing 'L' to install a garage with a single door; installing one window opening and one door opening at the secondary east façade of the main house and two window openings at the rear facade; installing a stair at the rear (north) façade; installing a deck in the rear yard; and constructing an elevator bulkhead at the roof, as shown in A-0.0, A-1.0 through A-1.5, A-2.0 through A-2.3, and A-3.0 through A-3.2, dated July 26, 2007 and prepared by Lerner and Associates Architects.

Pre-Existing Historic Rating / Survey: The subject building is listed in the San Francisco Planning Department 1976 Architectural Survey with a rating of 1 and in the 1968 Junior League Survey.

Historic District / Neighborhood Context: 1808 Bush Street is located on the north side of the street between Octavia and Laguna Streets in the Western Addition neighborhood of San Francisco. The building is within a RH-2 (Residential-House, Two-Family) District and a 40-X Height and Bulk District.

The area was first developed in the mid-to-late 19th century as a streetcar suburb occupied mostly by the upper and middle-class families. The streetcars ran in front of the subject property along the Bush-Pine Street corridor. After the fire of 1906, the area experienced a surge in population that resulted in denser development of the remaining lots. Later, in the 1950s, a 28-block portion of the neighborhood was redeveloped by the City, resulting in an abrupt change in the area's architectural character. The properties immediately adjacent to 1880 Bush Street were developed mainly between 1870 and 1900 as single-family homes.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☒Yes ☐No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

Notes: The building at 1808 Bush Street appears eligible for the California Register as an individual historic resource under Criteria 2 (Persons) and 3 (Architecture) for its association with an important late-19th century San Francisco dry goods merchant and as a distinctive example of the Italianate style.

The property is associated with James M. Costello, who owned and resided at 1808 Bush Street from 1895 to 1906. Costello was first the vice-president and then the president of a large dry goods store – O'Conner, Moffatt, and Co. – located at 111-121 Post Street. The company was one of the most important dry goods firms for over eighty years and Costello was associated with the firm for 38 of these years. The period of significance under Criteria 2 corresponds to the years during which Costello lived in the house (1895-1906).

1808 Bush Street is a two-story wood-framed Italianate-style single-family house. The property has a generous front setback allowing for a small front yard bordered by a retaining wall at the sidewalk. The main body of the house is rectangular in plan with a semi-octagonal bay at the front façade and an 'L' extension at the eastern façade. The 'L' is currently open at the ground floor to allow the driveway to continue to the rear yard. (The pass-through appears to have been created in 1958 when a permit was issued to install the driveway and parking.) The building is clad with rustic siding, and the windows are double-hung, with wood sashes and segmental arched heads. A molded cornice topped by a French cap stretches across the front of the house, wrapping the bay window and continuing along the eastern façade an 'L' extension. The main entrance is marked by a detailed porch supported by Corinthian styled columns. The period of significance under Criteria 3 begins with the presumed year of initial construction and extends through the construction date for the 'L' extension (1874-1905).

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Although the building has undergone several alterations over the years, including the extension of the 'L' at the eastern façade between 1899 and 1905, the application of asbestos cladding in 1949-1950, and the partial removal of the 'L' that likely occurred in 1958, the work completed in the 1970s largely restored the building to its historic appearance. As a result of this work, the integrity of the building's design and material composition has been restored. Furthermore, despite the replacement of some of the decorative elements and cladding over the years, a significant portion of the original façade elements have been retained, preserving these examples of historic workmanship. In addition, the building's location, setting, feeling, and association have been retained. In sum, the property exhibits a high degree of historic integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The project appears to meet the Secretary of the Interior's Standards (Standards) concerning Rehabilitation. The relevant Standards are listed below:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

   All of the character-defining features of the house will be preserved. These features include fabric dating to the original construction of the house in 1874, the second-story 'L' addition of 1899-1905, the early 20th century retaining wall and fence, and the late 20th century façade restoration. Specifically, this fabric includes the siding, façade ornament, those porch details that are original to 1874, entrance details, the rusticated retaining wall and iron fence along the front property line, the shape and footprint of the house itself, and the presence of a front yard. The only fabric to be removed or altered are the driveway features that were added in 1958 and later, which are not relevant to the significance of the resource. The original siding located on the outside of the east wall of the pass-through and extending down to the 1950s foundation will be retained.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

The open first story of the 'L' will be filled in with living space. The façade of this area will be finished with siding and windows that match the historic fabric directly above, in the second story. Although no photographs exist showing the original configuration of this façade, it is likely that the fenestration at the first floor originally matched that above. The proposed work will restore the probable historic appearance of this early addition.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

   The early additions to the property, including the retaining wall at the front property line and the two-story 'L' extension will be preserved and/or restored. The alterations to the 'L', namely the pass-through created for the driveway, the applied ornamentation and gate associated with the pass-through, and the second-story entrance at the 'L', occurred after 1958 and therefore do not fall within the period of significance (1874-1905). As these features are not historically significant alterations, they will not be retained.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

   No changes will be made to the character-defining features of the property.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

   The filling in of the first story of the 'L' will restore the likely historic volume of that portion of the house. The rest of the new work will occur at the basement level and will not detract from the historic façade above. The new slope and below-grade position of the garage will differentiate the addition from the volume of the historic house above-grade. Also, the segmental arch above the proposed garage door opening will be compatible with the character of the Italianate-style openings above. The proposed new openings at the basement level of the main house and alterations at the rear façade will not destroy significant historic elements of the façade or detract from the overall character of the building.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    The new garage and infill may be removed and the excavated driveway filled in without harm to the integrity of the property.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The character defining features of the historic resource include: the rusticated retaining wall and iron fence at the front of the property; the presence of a yard in the front setback; the shape and footprint of the house, including the 'L'; the wooden siding, trim, cornice, and double-hung windows; the front porch and entrance surround; and the projecting bay window.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 10-25-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.1381E**
Project Title:	**356-358 Elizabeth Street**
Zoning:	RH-3 (Residential House, Three-Family) 40-X Height and Bulk District
Block/Lot:	3652/026
Lot Size:	1,657 square feet
Project Sponsor	John Paul McGlynn (415) 865-8893
Staff Contact:	Tim Blomgren – (415) 575-9023

PROJECT DESCRIPTION:

The project site is located on the northeast corner of Elizabeth and Blanche Streets in the Noe Valley neighborhood. The proposed project includes removal of an existing gabled roof from the two-family home on the site and the construction of a mansard roof, the expansion of the building's envelope at the rear by 20 square feet, and the addition of a 36 foot tower to the west elevation.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

REMARKS:

(see next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

January 17, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc: John Paul McGlynn, Project Contact
Page and Turnbull, Inc.
Sophie Middlebrook, SF Planning Department
Supervisor Bevan Dufty, District 8
Historical Preservation List
Bulletin Board
Master Decision File
Exemption/Exclusion File

DOCUMENTS DEPT.

JAN 25 2008

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Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by the California Environmental Quality Act (CEQA).[1] As described in the attached Historic Resource Evaluation Response (HRER), the existing two-and-one-half story, approximately 2,093 square foot, residential structure was initially constructed as a single family house between 1886 and 1899. The building's original façade was replaced in 1946 with a non-Victorian stucco front which was replaced later with wood cladding. In 1986, a second unit was added downstairs and a two car garage was constructed as a rear addition. The elaborately decorated modified Victorian-style features by the main entrance were added in 2003. These non-original alterations are not consistent in size, scale, detailing, or distribution of the Victorian details typical of construction of that era.

The building retains its historic integrity in terms of location, and setting. However, because of the aforementioned alterations, it lacks historic integrity in terms of association, design, workmanship, feeling and materials. Because of this lack of integrity, the HRER staff concluded that the building does not appear eligible for the California Register and therefore would not be considered an historic resource. It also does appear that the subject property is located within a potential historic district for purposes of CEQA. The proposed project would therefore not have a significant effect on historic resources as defined by CEQA and it may be found to be exempt from environmental review if other criteria are satisfied.

The proposed project would involve minor modifications to an existing two-unit structure. CEQA Guidelines Section 15301, or Class 1, provides an exemption environmental review for the minor alterations and additions to an existing private structure. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource or other historic resources in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reason, it can be seen with certainty that the proposed project could not have a significant effect on the environment, and is therefore exempt from environmental review.

Attachment A: San Francisco Planning Department, HRER Memorandum dated December 13, 2007.

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[1] Historical Resource Evaluation Response Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Tim Blomgren, Major Environmental Analysis December 13, 2007. (See Attachment A.)

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Historic Resource Evaluation Response

MEA Planner:	Tim Blomgren
Project Address:	**356-358 Elizabeth Street**
Block/Lot:	3652/026
Case No.:	**2007.1381E**
Date of Review:	December 13, 2007
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 I sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes the removal of the existing gable roof and the construction of a new, mansard roof in order to provide more habitable space in the existing attic. The project also proposes to expand the existing building's envelope at the rear, and to add a tower to the west elevation. Preliminary plans of the proposed additions were submitted to the Department with the Environmental Exemption application.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1900; however, information presented by the Project Sponsor indicates that the building was constructed between 1886 and 1899, when the subject building first appears on a Sanborn Fire Insurance Map. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Elizabeth Street, on the corner of Elizabeth and Blanche, within an RH-3 Zoning District and a 40-X Height and Bulk District. The subject property is a small, corner lot located within the Noe Valley neighborhood, formerly part of "Horner's Addition." A mix of architectural styles characterizes the Elizabeth Street at this location, including two- and three-story residential buildings constructed in the mid-twentieth century, Marina and Mediterranean Revival style buildings, and Queen Anne and Stick style residences. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property was constructed circa 1899. The subject property appears to be among the earliest houses constructed on the block; information submitted by the project sponsor illustrates that in 1886, only a Spring Valley water pump appears to have existed on the block, while by 1899, the block has been subdivided and moderately developed. However, the structure as it stands today does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from City Directories and newspaper searches provided by the Project Sponsor indicates that the first known owner of the subject building was Charles Albert, who was the owner on record associated with a permit issued in 1908. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building stands on a rectangular lot on the southeast corner of the intersection of Elizabeth and Blanche Streets. The entrance to the two-unit dwelling is recessed, and accessed through stairs up one story from grade that run parallel to the sidewalk. A secondary set of brick stairs ascend from the sidewalk to the southeast corner of the house.

The subject building is two-and-one-half stories, clad with wood channel, drop siding with cornerboards and a parged concrete foundation. The house has a complex roof form that includes hip and gable elements, as well as two dormers. The primary window type is a wood, double-hung, one-over-one window ornamented with simple lambs tongues.

The subject building was significantly altered during a series of projects between 1984 and 2003. The unadorned, smooth stucco façade of the subject building was replaced with wood cladding and extensive applied ornament in 2003, according to information submitted by the project sponsor. The elaborate and non-historic applied architectural details (in a modified Victorian style) visible on the Elizabeth Street elevation were part of the 2003 permitted alterations, and are not original to the building. Windows at the ground floor are surrounded by decorative trim that includes scrolled brackets, and fluted, column-like motifs. East of the windows are the terrazzo stairs that lead to the primary entrance. The recessed corner entry portico is supported by square wood posts that also feature scrolled brackets. A simple interim cornice is located over the portico and forms gable elements (also non-original) over the openings. The second story of the façade has similarly ornate applied ornament, including the elaborate decorative trim, small wood pilasters, and a row of decorative buttons. The bay window is capped by a pediment that features a sunburst motif, with a small finial at the peak. The gable end is clad with fish scale shingles and molded bargeboard, and a finial that echoes that of the pediment. The square corners of the gable are decorated with prominent brackets and pendants.

The east, west, and north elevations are far simpler than that of the south, Elizabeth Street elevation. All are clad in wood, channel drop siding and have corner boards. Gable dormers are located on the east and west side of the roof and the ornate applied ornament that is characteristic of the Elizabeth Street elevation. A paneled door on the north façade of the house provides access to the fenced rear deck. To the west of the deck is a two-story frame addition which extends from the rear of the house. An integral garage is located in the west wall of the addition.

The subject building does not appear to have specific characteristics that appear to clearly or definitively embody an authentic type, period, region, or method of construction, and does not appear eligible for the California Register. As noted throughout this report, the existing applied Victorian elements are not original to the subject building, nor do they appear to be consistent in size, scale, detailing, or distribution with Victorian details that would be typical of the period of construction.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: As noted above, the distinctive wood siding and applied ornament were added in 2003, and do not appear to be consistent in scale, size, or distribution with authentic Victorian detailing typical in Noe Valley. The existing exterior elevations do not appear to be based in a reconstruction of the original cladding, and are not original to the structure.

Information submitted by the Project Sponsor, including photographs and historic building permits, indicate that when the current owner acquired the property in 1982, the subject building appeared as it did in the 1947 Assessor's Office Building Card photo; notably, in the 1947 photo, the exterior cladding is smooth stucco.

The current property owner submitted plans and a permit application (subsequently revised and approved in 1986), that called for the addition of a second unit on the ground floor, the addition of a garage, and a deck. At that time, the approved plans also called for the replacement of the existing roof with a Mansard roof, although this portion of the project was not completed. As part of the1986 renovation, the dormer windows were also enlarged.

As noted above, it does not appear that the subject building is eligible for the California Register. The existing exterior façade is not original to the structure, and lacks sufficient integrity to convey its significance.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 12-13-07

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Kate Conner, Enforcement Planner, SW Quadrant

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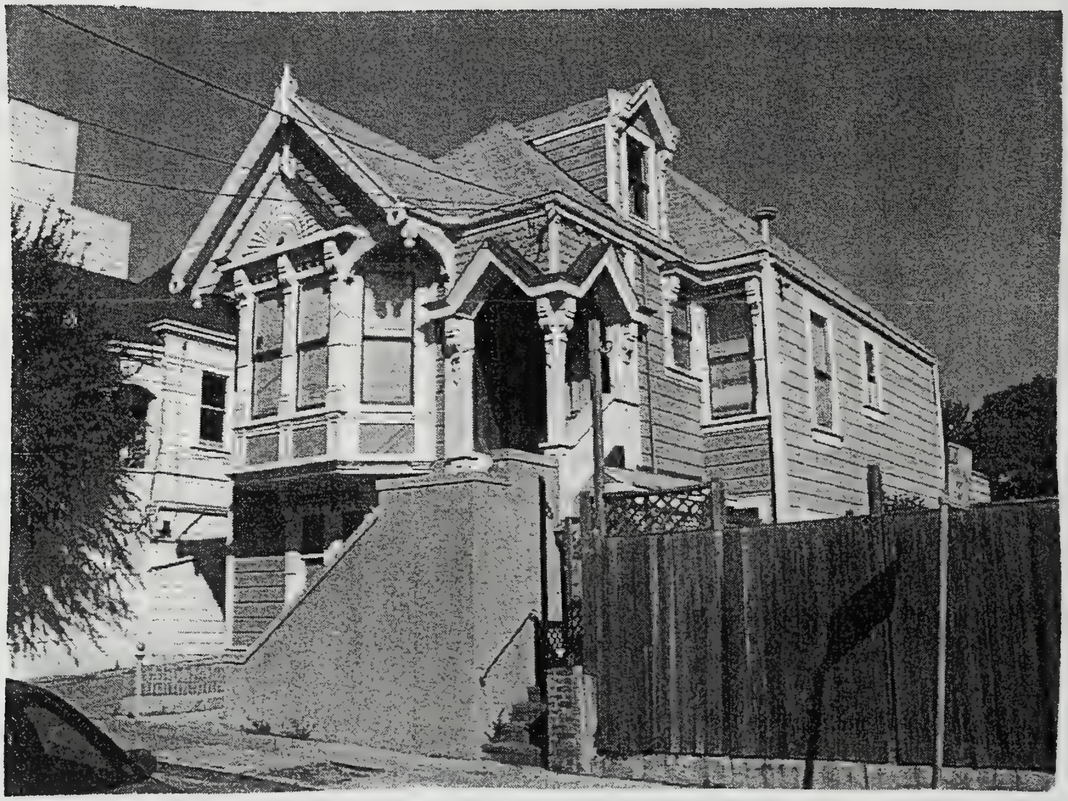

356-358 ELIZABETH STREET

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	January 28, 2008
Case No.:	**2006.1069E**
Project Title:	**927-931 Greenwich Street**
Zoning:	RM-1 (Residential Mixed, Low Density) 40-X Height and Bulk District
Block/Lot:	0092/054, 055, 056
Lot Size:	2,100 square feet
Project Sponsor	Rachel Abraham-Pollard, San Francisco Garage Co. (415) 828-3964, on behalf of property owners Michelle Landry, Jodi Daprano, and Barbara Russell
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

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/28/08

PROJECT DESCRIPTION:

The project site is located on the south side of Greenwich Street between Jones and Taylor Streets in San Francisco's Russian Hill neighborhood near the western edge of North Beach. The existing building on the project site, which was constructed in the 1911-1912 time frame, is an approximately 2,000-square-

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)]

DOCUMENTS DEPT.

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REMARKS:

Please see the next page

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

January 28 2008
Date

cc: Rachel Abraham-Pollard, Project Sponsor
Dan DiBartolo, Neighborhood Planning, Northeast Team
Supervisor Aaron Peskin, District 3
Historic Preservation Distribution List
Bulletin Board
VirnaLiza Byrd, M.D.F.
Exemption File
Ella Mae Lew, North Beach Neighbors

PROJECT DESCRIPTION (Continued):

foot, two-story-over-basement residential building with three dwelling units and no off-street parking. The proposed project would involve raising the building by no more than two feet and excavating down from the sidewalk to the basement to install a three-car garage on the eastern side of the lowest floor. The building height would increase from approximately 26 to 28 feet. The existing entrance stairs would be extended. In addition, approximately 117 square feet would be added at the rear basement level by filling in a side light-well. The project would require a sidewalk encroachment permit from the Department of Public Works for excavation of the driveway and for a new curb cut on Greenwich Street to provide access to the garage. In addition, an aluminum window on the west side of the front façade, which was previously altered, would be restored to the original openings matching the other facade windows in style, size, and materials.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is an historical resource as defined by CEQA. The Planning Department determined that the building is an historical resource.[1] The approximately 2,000-square-foot, two-story, three-unit residential building on the project site has an estimated construction date of 1911-1912, and is on the 1976 architectural heritage survey. The subject building appears to be eligible for listing on the California Register of Historic Places based on events and architecture for the following reasons.

With respect to events, the building is associated with the rebuilding of the North Beach and Lower Russian Hill neighborhoods following the earthquake and fire of 1906. The building was originally part of a working-class, primarily Italian-American neighborhood, with single and multiple family dwellings. The subject building originally contained a storefront on the western bay. Over time, the retail uses included a grocery and dry goods store, a pet store, and a hardware store. The retail space was converted to residential use in the late 1960's.[2] The residential units were converted into three condominiums in 2004.

With respect to architecture, the building has a simple classic design. As described in the attached Historic Resource Evaluation Response Memorandum (HRER), except for the aluminum window where the ground floor storefront was originally located, the building retains its original design, features, and finishes. These details include the following: a classical cornice with stylized acanthus brackets, egg and dart molding, and dentil molding caps the building; a symmetrical upper story with two projecting bays separated by a single window; each bay has three windows flanked by pilasters; though not symmetrical, the ground floor echoes the composition of the upper story with an entry way flanked by two large windows; the entryway and lower corners of the building are edged by pilasters. The entryway also has an ornamental arch that echoes the classical elements of the pilasters. The eastern base is clad with faux-masonry finish, while the western base is clad with stucco that attempts to replicate the eastern base. Therefore, with respect to architecture, the subject building appears to be eligible for the California Register as a well-preserved example of early twentieth-century working class housing in San Francisco.[3]

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[1] Historic Resource Evaluation Response Memorandum for 927-931 Greenwich Street from Dan DiBartolo, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. November 15, 2007. A copy of this memorandum is attached.

[2] Ibid.

The building does not appear to be associated with persons important to history. However, it retains architectural integrity with respect to association, setting, feeling, location, design, workmanship, and materials, as well as with respect to events, the 1906 earthquake and fire. Therefore, the building has been determined to be an historical resource pursuant to CEQA.[4]

Having determined that the building is an historical resource as defined by CEQA, the proposed project was then analyzed to determine whether it would have an adverse impact on the resource. It was found that the project, as proposed, would comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties (Secretary's Standards).* Approximately 117 square feet would be added at the rear basement level by filling in a side light-well, which would not be visible from the public right-of-way. The alterations on the front façade would include raising the existing structure by no more than two feet to accommodate the installation of a garage opening on the eastern side to provide three off-street parking spaces. The original two-story design would still be conveyed, and the proportion of the façade would not be noticeably changed. Therefore, adding the garage would not have an adverse impact. Additional steps would be added to the entryway. However, the added steps should not substantially change the historic relationship that the entryway has relative to the street. In addition, the project would restore the bay window at the western portion of the building to match the existing eastern bay. For these reasons, the proposed project was determined to be consistent with the *Secretary's Standards* and would not cause a significant adverse impact to the historical resource.[5]

The subject building is not located within a designated historic district, although it is in the vicinity of three National-register listed districts on Russian Hill: the Macondray Lane District, the Paris Block District, and the Vallejo Crest District. In addition, the Department has determined that a potential historic district exists in the project area. Along with three other buildings on the 900 block of Greenwich Street, the building was included in the Citywide Architectural Survey of 1976. These four buildings are notable in that they retain most of their original finishes and decorative details.[6] The subject block also contains a high concentration of residential structures constructed between 1906 and 1913, and therefore, is associated with the reconstruction following the 1906 earthquake and fire. Thus, there may be a potential historic district with a period of significance from 1906 to 1913 consisting of buildings that feature two to three-story frame construction with decorative cornices, angled or bowed bays, recessed entries, and Classical ornamentation such as wood columns, pilasters, dentil molding, and ached entrances.[7] However, for the reasons given above, the proposed project was determined to be consistent with the *Secretary's Standards,* and would, therefore, not cause a significant adverse impact either to the subject building as a potential contributor to the potential historic district or to off-site historic resources.[8]

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[3] Ibid.

[4] Ibid.

[5] Ibid.

[6] Ibid.

[7] Ibid.

[8] Ibid.

Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.[9] Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 1.

CEQA State Guidelines Section 15301(e), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. In urban areas, additions of up to 10,000 square feet are exempt provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would add volume to the existing basement by raising the building two feet, and would add approximately 117 square feet at the rear basement level by filling in a side light-well. The entryway stairs would be extended accordingly. A window on the western side of the façade at the first floor would be restored to match the one on the eastern side. Thus, the structure would increase by approximately 117 square feet of floor area plus the volume gained by raising the building, which would be less than 2,500 square feet. The project site is in a developed area where all public services and facilities are available. The project site does not provide habitat for any sensitive species. Therefore, the project is exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The building at 927 – 931 Greenwich Street is an historic resource pursuant to CEQA. However, as described above, the proposed project has been determined to conform to the *Secretary's Standards* and therefore, not to have a significant adverse impact on either on-site or off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review under the above-cited classification.

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[9] Ibid.

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2414

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 927-931 Greenwich Street
Block: 0092 Lot: 054
Case No.: 2006.1069E
Date of Review: November 15, 2007

Planning Department Reviewer:
Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant
Name: Rachel Abraham-Pollard
Company: SF Garage Co.
Address: 50 Otis Street, San Francisco, CA 94103
Phone: (415) 828-3964
Fax: (415) 276-4515
Email: Rachel@sfgarageco.com

Owner
Name: Jodi Daprano, Barbara Russell, Michelle Landry
Company:
Address: 927-931 Greenwich Street, San Francisco, CA
Phone: (415) 816-8827
Fax:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to raise the building 2’-0”’ to provide a 3-4 car garage. The building height would increase from 26’ to 28’. A garage opening and wood-panel garage door would be added in the street-facing façade of the building. The existing entrance stairs would be extended and new material added at the base of the building. An existing side lightwell will be infilled at the basement level.

Pre-Existing Historic Rating / Survey

- Listed in 1976 Citywide Architectural Survey with rating of “1”.

Historic District / Neighborhood Context

The subject building is located on the northern slope of Russian Hill and the western edge of North Beach. The surrounding development is predominantly two to three-story multifamily buildings constructed between 1906-1913. The subject building is not located within a designated historic district, although it is in the vicinity of three National Register-listed districts on Russian Hill: the Macondray Lane District, the Paris Block District, and the Vallejo Crest District. The building is also in the vicinity of the area surveyed in the North Beach Survey, although it was not included in the survey area. The Supplemental Information Report prepared by Frederic Knapp and Melissa Bleier finds that the building is more related architecturally and culturally to the North Beach neighborhood than to the Russian Hill neighborhood.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes, Period of significance: 1906-1913

According to the Supplemental Information Report, the subject building was constructed in 1911-1912 as two-flat, two-story wood frame building. The original permit lists the architect as Angelo Devencenzi and the construction company as Devencenzi Brothers. The building was originally part of a working class, primarily Italian-American neighborhood, with single and multiple family dwellings on either side of the block. The original owner was George Dunbar, a stevedore. The building originally contained a storefront in the western bay. Retail uses included a grocery and dry goods store, a pet store, and a hardware store. The retail space was converted to residential use in the late 1960s.

The building has simple classic design. The two-story, wood-frame structure is built on a concrete foundation and capped by a classical cornice with stylized acanthus brackets, egg and dart molding, and dentil molding. The symmetrical upper story has two projecting bays flanking a single window. Each bay has three windows flanked by pilasters. The ground story echoes the composition of the second floor, with two large windows flanking an entryway, but it is not symmetrical. The western bay is wider than the eastern bay, and the entryway is not centered in the building. The eastern bay contains triple double-hung windows, while the western bay contains a three-part aluminum window with a high sill where the storefront used to be. The entryway and lower corners of the building are edged by pilasters. The entryway has an ornamental arch that echoes the classical elements of the pilasters. Two decorative triangular panels accent the entryway about the arch. The eastern base is clad with a faux-masonry finish, while the western base is clad with stucco that attempts to replicate the eastern base.

The building appears to be eligible for the California Register as well-preserved example of early twentieth-century working class housing in San Francisco. With the exception of the aluminum window where the storefront was originally located, the building retains its original design, features, and finishes. The building is included in the Citywide Architectural Survey, along with three other buildings on the 900 Block of Greenwich Street. These four buildings are notable in that they retain most of their original finishes and decorative details. The building is also associated with the rebuilding of the North Beach/lower Russian Hill neighborhood following the Earthquake and Fire of 1906. The subject block contains a concentration of residential structures constructed between 1906 and 1913. Contributors to this potential district are typical examples of flats constructed during this period and consistently feature two to three-story frame construction, decorative cornices, angled or bowed bays, recessed entries, and Classical ornamentation, including wood columns, pilasters, and dentil molding, and arched entrances. The building does not appear to be associated with persons important to history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject property retains all seven aspects integrity. With the exception of the removal of the storefront and the installation of an aluminum slider window in the west bay, the façade of the building appears largely unaltered.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposal appears to be consistent with the Secretary of the Interior's Standards. Raising the building 2'-0" and adding a garage opening will not have a substantial adverse impact on the integrity of the resource. The original two-story design would still be conveyed and the proportion of the façade will not be notably changed. The project would also restore the bay window at the eastern portion of the building to match the existing western bay. Additional steps will have to be added to the entryway. However, the added steps should not significantly change the historic relationship that the entryway has relative to the street.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The restoration of the eastern bay should incorporate materials and finishes that would match the design scheme used at the western bay of the structure. The garage door should be of wood material to match cladding material used at the building. All other elements of the façade should be retained, including the rusticated base, wood siding, wood windows, window frames, pilasters, water table, belt course, arch, cornice, molding.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

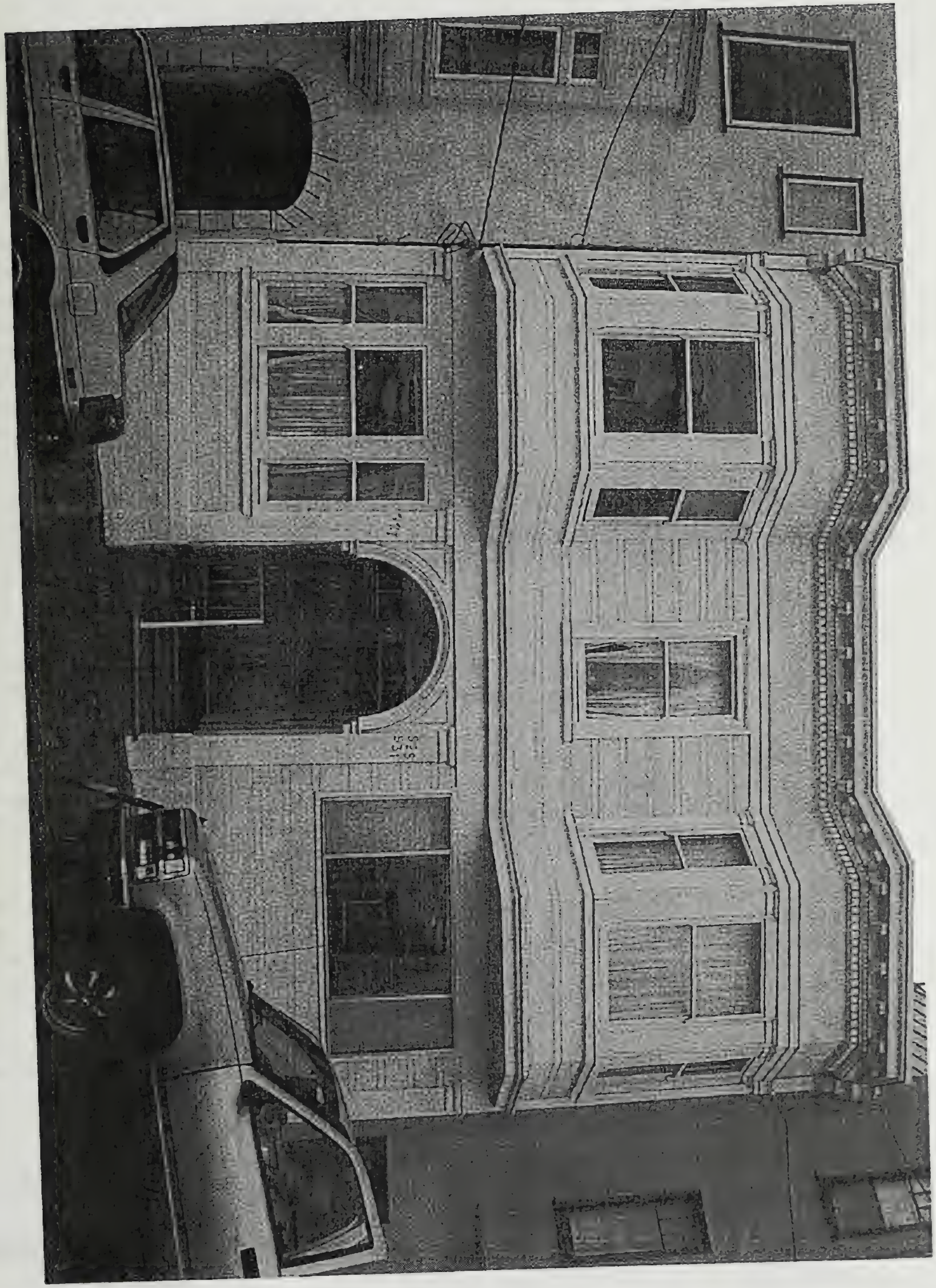
The project would not impact the integrity of the subject building such that it would not be a likely contributor to a potential historic district located in the 900 block of Greenwich Street.

PRESERVATION COORDINATOR REVIEW

Signature ________________ Date: 11-15-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

G:\WP51\Preservation\927 Greenwich-HRE.doc



927-931 Greenwich Street

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ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: Recreation and Park Department
Tel. No.: 415 831-2701
Address: 501 Stanyan Street
San Francisco, CA 94117-1898
Fax No.: 415 831-2096

Project Contact: Rick Thall
Tel. No.: 415 558-4007
Address: 30 Van Ness Avenue, 5th Floor
San Francisco, CA 94102-6020
Fax No.: 415 581-2540
Email: Rick.thall@sfgov.org

Site Information

Site Address(es): Hawigawa Tea Garden Drive
Nearest Cross Street(s): Martin Luther King Jr. Drive
Assessor's Block(s)/Lot(s): 1700 001
Zoning District(s) Public
Site Square Footage: 5,191
Height/Bulk District(s): Public
Present or Previous Use of the Site: Public Recreation
Does the project site have an average slope greater than 20 percent? No
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. Golden Gate Park is listed on the National Register of Historical Places

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

☐ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☐ Alteration ☐ Demolition ☐ Zoning Change ☒ Other (Repair)

Please Describe Proposed Use: Public Recreation
Estimated Construction Cost: $835,043
Previous Environmental Review: N.A.
Case No.:
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. No.

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

The proposed project would repair the cornice and replace the existing waterproofing system, anchor the stone elements, and conserve the exterior stone with patching materials and possibly consolidants.

Continues on Page 3

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

SAN FRANCISCO PLANNING DEPARTMENT Case No. 2008.0075E

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to San Francisco Planning Department	Wire Transfer from RPD CAP ☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	Not Applicable ☐
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	Not Applicable ☐
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	Not Applicable ☐
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	Not Applicable ☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: ______________________ Date: January 8, 2007
Agent or Owner

Print full name of applicant: Rick Thall

(This space for staff use only)

Fees: ☐ $170 Exemption Stamp ☐ $4,785 Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNIN
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 31- Historical Resource Restoration/Rehabilitation

The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's standards for the Treatment of Historic

Case No. Properties.

V. Wise 1/28/08

VIKTORIYA WISE

oof work includes: repair of bare spot on roofs, repair of blister and open base flashing lap in North colonnade roof, nspection and replacement of deteriorated sealant. Exterior Walls Stone Work includes: repair of cracks in stone, illing of cracked or missing mortar joints, removal and replacement of spalled or fallen rosettes, securing exiting osettes to structure, installing new stone modillions where missing, securing existing modillions to structure and illing gaps with mortar, performing Dutchman repair at cracked fascia stone, removing deteriorated stone surface at volos and dentils and patching with restoration mortar and applying new sealant at stone/cornice joints. Cornice Vork includes removal and replacement of sheet metal cover and installation of tapered shims, and applying new ealant at stone/cornice joint. Roof Parapet work includes: removal of existing coating over bricks, Infilling missing ricks and repair core holes, applying new breathable coating over parapet walls, applying new sealant to arapet/reglet joint, removal and replacement of 3-piece sheet metal parapet caps (with no fasteners through orizontal surfaces).

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: **January 23, 2007**
TO: **Viktoriya Wise, Major Environmental Analysis**
FROM: **Sophie Middlebrook, Preservation Technical Specialist**
RE: **Spreckles Temple of Music, Case No. 2008.0075E**

Information submitted by the Project Sponsor indicates that the proposed repair and restoration project for the Spreckles Temple of Music includes repair work to the roof, the roof parapet, the cornice, and the exterior stone walls. Based on the submitted information, it appears that the proposed project is consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

The proposed project includes the following components:

Roof
Water infiltration through the roof will be addressed by repairing blistered and cracked base flashing and by replacing the existing deteriorated sealant. Roof work will not be visible from public rights-of-way.

Roof Parapet
At the parapet, the existing brick coating will be removed and replaced. Missing bricks will be replaced, and holes will be filled. A new sealant for the parapet joint will be added, and the existing sheet metal parapet caps will be removed.

Cornice
At the cornice, proposed work includes the replacement of the sheet metal cover and the installation of new shims, as well as the application of a new sealant.

Exterior Stone Walls
Work proposed for the exterior stone walls includes the infill of cracks and re-pointing, removal, repair and limited replacement of damaged rosettes, repairing and re-installing damaged modillions, and replacing missing modillions. Stone work will also include Dutchman repairs, patching, and sealing where appropriate.

All proposed work has been reviewed by a preservation architect, and all work will be completed according to construction specifications provided by the preservation architect.

As noted above, it appears that the proposed project is consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*. Specifically, the proposed project appears to meet the following *Standards for Rehabilitation*:

- **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

  No change of use is proposed for the subject property.

- **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

  The historic character of the subject property will be retained, and no alteration of spaces and/or spatial relationships is proposed.

- **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

  Distinctive materials, features, finishes, and details will be preserved, repaired, and restored.

- **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

  The construction specifications provided by the preservation architect ensure that where possible, deteriorated original features will be repaired. Where original features are severely deteriorated and/or missing, replacement features will be compatible in size, shape, form, texture, color, and durability.

- **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

  Treatments that cause damage to historic materials will not be used. All treatments, including but not limited to replacement mortar, waterproofing products, adhesives, and injection grouting will be selected by and approved by the preservation architect and will be compatible with the existing materials of the structure.

Document1

Photo 1: General view of Spreckels Temple of Music.

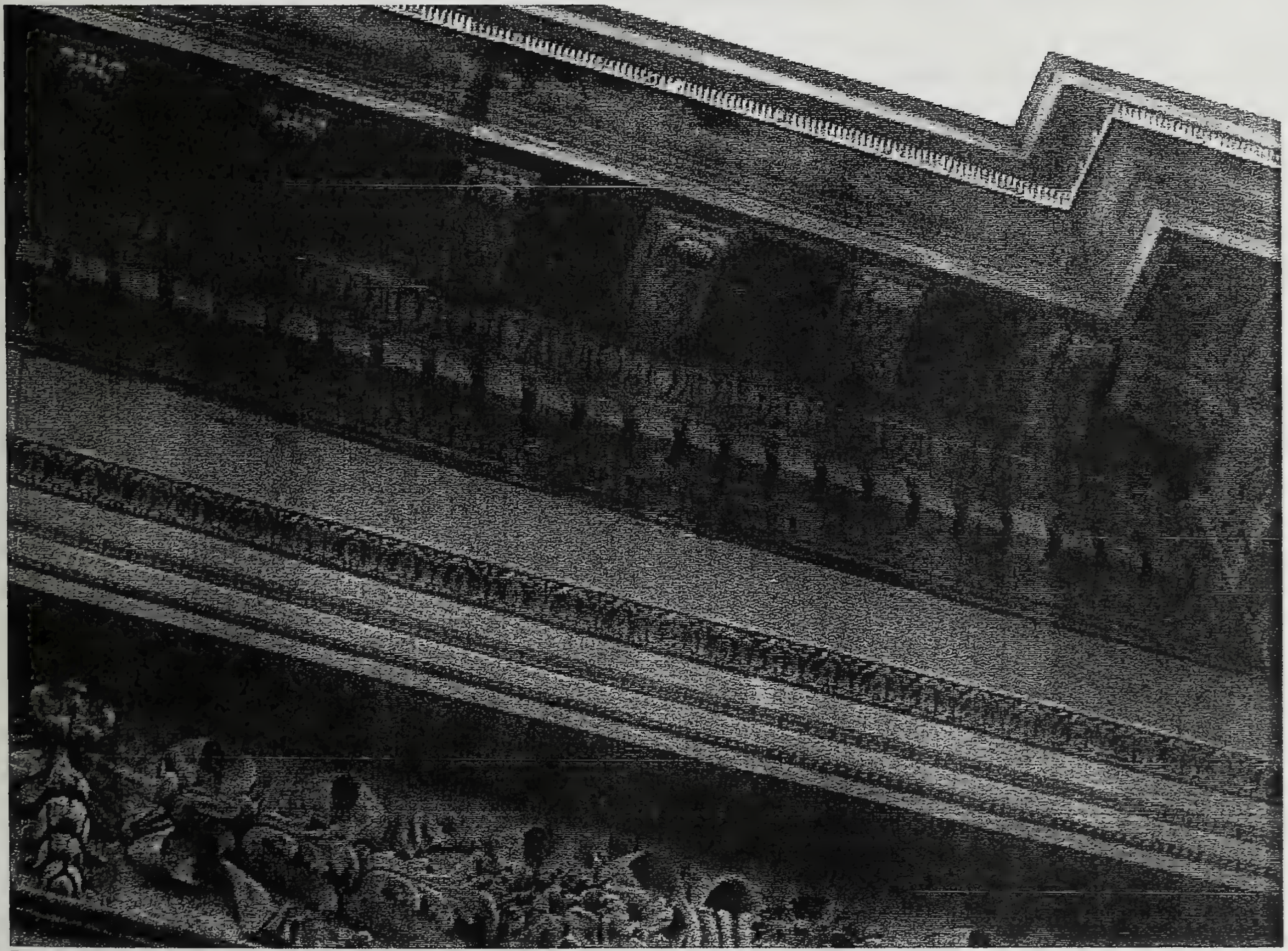

Photo 2: Typical wall construction below cornice. Note rosettes, modillions, ovolo, and dentril.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

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San Francisco,
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415.558.6409

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Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	January 28, 2008
Case No.:	2006.0827E
Project Title:	**736 Lyon Street**
Zoning:	RM-1 (Residential, Mixed, Low Density) 40-X Height and Bulk District
Block/Lot:	1158/025
Lot Size:	2,500 square foot
Project Sponsor	Michelle Taylor, SIA Consulting Corp 415-922-0200
Staff Contact:	Moises Aceves – (415) 575-9050 Moises.Aceves@sfgov.org

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PROJECT DESCRIPTION:

The property at 736 Lyon Street [Block 1158, Lot 025], which contains a single-family dwelling, is located mid-block on the east side of Lyon Street, between Golden Gate and McAllister Avenues. The proposed project would include interior renovations, vertical, and horizontal additions to the existing, approximately 3,230 square foot (sq.ft.) two-story, single-family residence. The new two-unit, 34-foot tall, 4,950 square foot, three-story structure would add one new unit and retain the existing 740 sq.ft. two-car garage. The first unit would occupy the first, second and third floors, and would consist of 1,520 sq.ft. The second unit would occupy the second and third floors with a total of 2,690 sq.ft. The project site is zoned RM-1 (Residential, Mixed, Low Density) and is within a 40-X height and bulk district.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1(e)(2) [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

January 29, 2008
Date

cc:
Alice Suet Yee, Project Sponsor
Michelle Taylor, SIA Consulting Group
Historic Distribution List
Supervisor Ross Mirkarimi, District 5

Bulletin Board
M. Aceves, Planning Dept.
Exclusion/Exemption File
V. Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The existing building on the project site was constructed in 1897. The subject property is included in the Un-reinforced Masonry Building (UMB) survey, and is presumed to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). Proposed changes would add 1,720 additional total square feet and one new unit to the existing building. There would be no changes in the number of off-street parking spaces provided.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department has determined that the property, while not associated with significant events or persons, retains integrity of location, design, materials, workmanship, setting, feeling and association. The subject property appears to be eligible for listing in the California Register based on its significance under Criteria 3 and as a contributor to a potential historic district.[1] Therefore, it has been determined by the Planning Department's preservation staff that the property is a historic resource and any alterations to the property must meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. [1]

The property of 736 Lyon contains a one-and-a-half-story-above-a-garage cottage constructed in 1897 and built in the Queen Anne Style. The façade is clad in asbestos siding in a painted finish, but all wood trim and details are exposed. The visible side facades are plain in detail. The rear façade is unornamented and features plain siding. The building appears to have retained its integrity despite alterations made to the structure during its lifetime.

Initial project plans submitted on July 6, 2006 were found to be inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The initial proposed project would have severely altered the historic resource and adversely impacted the character defining features of the building.[2] The revised proposed project, based on plans dated February 26, 2007, does not adversely impact the architectural integrity of the structure. [3]

The revised project conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The character defining features of the building, namely the roofline with accentuated eave, overhanging attic floor, bay window at the first floor, wood window surrounds, entrance door, and decorative details at the entrance porch would remain intact and would not be altered under the revised proposal. In addition, the proposed project would restore the primary façade including visible side elevations. Changes to the existing structure would not result in an adverse impact on historical resources.[4]

---

[1] Memorandum from T. Sullivan-Lanane , Historic Preservation Technical Specialist, Historic Resource Evaluation Response 736 Lyon Street, 10/03/2007.

[2] Ibid.

[3] Ibid.

[4] Ibid.

REMARKS (CONTINUED):

Due to proposed excavation, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated August 28, 2006, the Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits present at the project site.[5] Accordingly, the proposed project would not adversely affect CEQA-significant archaeological resources.

The proposed project entails horizontal additions to the existing building. The new building footprint would be extended 26 feet into the rear yard. The existing foundation would be replaced. Grade beams would be added in the middle as well as spread footings. The maximum depth of excavation would be two feet.[6] Given the minor soils disturbing activities anticipated as part of project construction, and that there are no expected archeological resources on the site or in its immediate vicinity, the project would not adversely affect CEQA-significant archeological resources.[7] As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(2) provides an exemption from environmental review for additions to the existing structures provided that the addition will not result in an increase of more than 10,000 square feet, and is in an area where all public services and facilities are available to allow for maximum development permitted in the General Plan; and the area in which the project is located is not environmentally sensitive. The project site is not located in an environmentally sensitive area. Environmentally sensitive areas are generally those where rare or threatened species maintain habitat. The proposed project is on a developed site in an urban area where all public services are available. Further, addition of dwelling units to an existing building that does not involve mere portioning of existing space, is also covered under Class 1(e)(2).[8] The proposed project would add 1,720 square feet and one residential unit to an existing 3,230 square feet single family residence. Therefore; it meets the criterion of Class 1(e)(2) and is exempt from environmental review.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined to be a historic resource under CEQA. The proposed project would not adversely impact the historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited. For the above reasons, the proposed project is appropriately exempt from environmental review under Class 1.

---

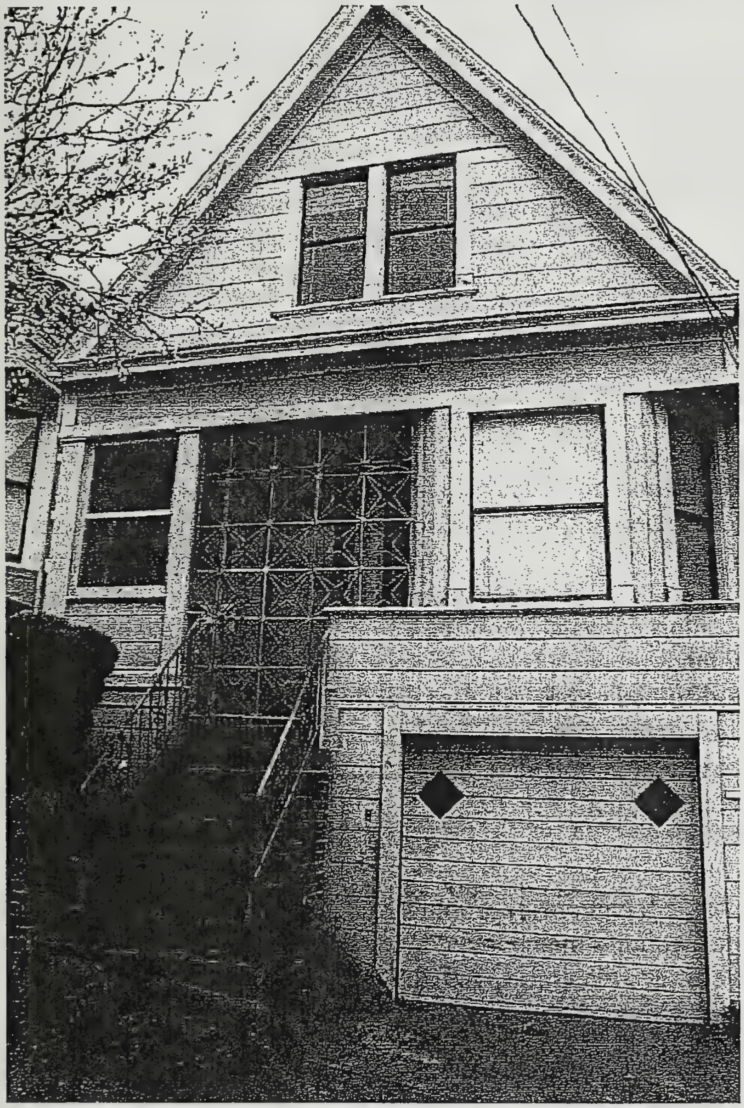
[5] Memorandum from Randall Dean, San Francisco Planning Department to Rachel Schohn, San Francisco Planning Department, August 28, 2006. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.0827E.

[6] Memorandum from Randall Dean, San Francisco Planning Department, Evaluation response 736 Lyon Street, 08/28/2006.

[7] Ibid.

[8] Categorical Exemptions From the California Environmental Quality Act. Revised and adopted by the San Francisco Planning Commission. Resolution No. 14952, August 17, 2000.

736 Lyon Street
San Francisco, California



PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: REVISED Historic Resource Evaluation Response

MEA Planner: Rachel Schohn

Project Address: 736 Lyon Street
Block: 1158 Lot: 025
Case No.: 2006.0827E
Date of Review: 10/10/06; **Revision 10/03/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name:	Alice Suet Yee Barkley, Esq.
Company:	Luce Forward Hamilton & Scripps
Address:	121 Spear Street, Suite 200 San Francisco, CA 94105
Phone:	415-356-4600
Fax:	415-356-3888
Email:	abarkley@luce.com

Owner

Name:	Raul Arriaza
Company:	
Address:	4248 23rd Street San Francisco, CA 94123
Phone:	415-824-8823
Fax:	415-647-5908
Email:	

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The restoration of the primary façade, including the visible primary side elevations, including:
    - The removal of the contemporary asbestos siding, and the repair of the historic wood horizontal clapboard siding and detail on the lower portion of the house, and wood shingle siding on the exposed portions of the second floor front-facing 'eave', as evidenced by 'ghosting' on the building and photographs of exploratory work dated 8/07, and the repair of these features where necessary, including the horizontal siding, shingles, overhanging cornice, wood brackets, panels, corner boards, ornamentation, and all other character-defining material, and the replacement of the severely deteriorated materials with new elements that will match the historic in terms of material, configuration, and details;
    - The repair of nine (9) one-over-one double-hung wood windows and surrounds, and one (1) single-pane wood window and surround, and the replacement of the severely deteriorated windows with new windows that will match the historic in terms of material, configuration, and details;
    - The repair of the historic wood-paneled entrance door, surround, and other details;
    - The repair of the wood-paneled garage door at the ground floor;
- The repair of the non-historic tiled entrance stairs and planter; and
- The construction of a two-story horizontal addition at the rear of the building, to be setback 34'-4" from the front façade of the building, and 40' from the front property line, will be 34' deep, and feature simple horizontal wood siding, clad double-hung windows, and minimal detail.

Pre-Existing Historic Rating / Survey:

- N/A

Historic District / Neighborhood Context:

736 Lyon Street is located in the southwest portion of the Western Addition neighborhood in San Francisco. Three blocks from the Alamo Square Historic District and four blocks from the Panhandle Park and the Height-Ashbury neighborhood, the building is surrounded primarily by residential land uses with some commercial stores at corner buildings and is within an RM-1 District and a 40-X Height and Bulk District.

The neighborhood is characterized by single and multi-family cottages and flats, most of which were constructed prior to 1900 until 1908. There are buildings that were constructed in the 1920's scattered throughout the area. Building heights typically range from one-and-a-half to two and three-stories above a ground floor, with a majority of ground floors featuring garages. Building styles and ornamentation are in a variety of architectural types with prominent styles of Queen Anne, Italianate, East Bay/Craftsman, and Edwardian. There are several buildings in the immediate vicinity that have had alterations to them, such as modern cladding applied to the facades; however the overall building form and details are in tact.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. pre-1900 – 1908

Notes:

736 Lyon Street is a one-and-a-half-story-above-a-garage cottage constructed in 1897 and designed by M.G. Bugbee. Built in the Queen Anne style, the building features a front gable roof with an accentuated eave that protrudes out over the first floor; a window opening with a wood window surround and a pair of double-hung windows at the attic floor; a slanted-bay window that is incorporated into the overhang of the attic eave – the flat front of the bay is at the same plane of the overhanging eave and the slanted-side windows are beneath the projecting attic floor; a plain tile and brick entry stoop with a semi-enclosed porch landing featuring plain columns; a wood-and-glass entrance door and wood surround; a single-pane window located directly adjacent to the entrance door; a double-hung window located at the side of the front entrance porch; a modern security gate at the opening of the semi-enclosed entrance porch; and a pair of wood-paneled garage doors at the ground floor with diamond-shaped windows. The façade is clad in asbestos siding in a painted finish, but all wood trim and details are exposed. The visible side façades are plain in detail. The rear façade is unornamented and features plain siding.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. While the architect Maxwell G. Bugbee appears to have been a prolific architect in the San Francisco area – he & his father, Samuel G. Bugbee moved to the area from New York City and established an architectural practice in 1896, there is nothing in the record to indicate that he qualifies as a 'master' under California Register Criteria 3 (Architecture).

However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed prior to 1900 through 1908, when the area was developed for residential housing. As a result of this development, there is considerable harmony among the houses and flats in the neighborhood. The building styles vary but Queen Anne, Italianate, East Bay/Craftsman, and Edwardian styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. 736 Lyon Street is one in a row of three cottages that appear to have been constructed at the same time and share many stylistic details, such as front-gable roof, entrance porch, and simplified Queen Anne details. Further, the block (#1158) and surrounding two blocks contains a high concentration of turn of the century buildings that are listed in the 1976 Citywide Architectural Survey - this concentration of architecturally significant buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

736 Lyon Street retains integrity, despite exterior alterations made to the structure during its lifetime. Historic details such as the roofline with accentuated eave, overhanging attic floor, bay window at the first floor, wood window surrounds, entrance door, and decorative details at the entrance porch are intact. Further, the form, massing, pattern of fenestration pattern are still intact. Records indicate that the garage was added to the building in 1926 but does not indicate what material was removed for this installation. Records also indicate that asbestos siding was installed in 1952 and that the entrance stairs were rebuilt in tile and brick in 1962. Despite these alterations, 736 Lyon Street not only retains its essential physical features, but these features are visible enough to convey the property's significance. 736 Lyon Street retains integrity because the significant form, features, and details are not obscured. In sum, 736 Lyon Street retains integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B

☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 736 Lyon Street is consistent with the Secretary of Interior's Standards for Rehabilitation. The character-defining features that give the building significance as a historic resource, namely the roofline with accentuated eave, overhanging attic floor, bay window at the first floor, wood window surrounds, entrance door, and decorative details at the entrance porch are intact will not be altered with this proposal.

The new addition at the rear of the property is setback over 30 feet from the primary façade and will not overwhelm the cottage. It will not remove any character-defining materials from the primary façade or cause the building to lose its significance as a historic resource. Because of the deep setback of the addition, it will minimize visibility from the public way, and because of the adjacent buildings, should be minimally visible. The proposed addition is detailed so that it will not mirror the historic style of the main building but is compatible with it.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 5 and 9. Of note are:

Standard 5:	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
Standard 9:	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

In addition, the proposal for 736 Lyon Street is consistent with the Secretary of Interior's Standards for Preservation. The project calls for the retention of historic materials and features, and to stabilize those features that are deteriorated. Any replacement features will match the historic features in terms of material, size, configuration, detail, and ornamentation. Most importantly, the modern asbestos siding will be removed and the historic exterior cladding will be repaired and preserved. It will return the building back to its historic appearance.

The proposed project is consistent with the Secretary of the Interior's Standards for Preservation, in particular Standards 2, 5, and 6. Of note are:

Standard 2: The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6: The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

The existing features of 736 Lyon Street, namely the roofline with accentuated eave, overhanging attic floor, bay window at the first floor, wood window surrounds, entrance door, and decorative details at the entrance porch will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project at 736 Lyon Street will not have an adverse impact on a potential historic district located in this portion of Western Addition neighborhood. As noted above, the area contains a high concentration of buildings that were constructed prior to 1900 - 1908, when the area was developed for residential housing, and there is considerable architectural harmony among the houses and flats in the neighborhood. The subject block and neighborhood also contains a substantial number of buildings that have been included in the 1976 Architectural Survey, indicating a possible historic district. The proposal for 736 Lyon Street calls for the preservation and maintenance of the building, and the new addition will be setback so that it will be minimally visible and will not have an adverse effect on these potential historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 10-4-07

Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: January 22, 2008
Case No.: **2007.0056E**
Project Title: **201 Andover Street**
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: Block 5664/Lot 33
Lot Size: 1,746 square feet
Project Sponsor George Wesely, Representative
415-269-0511
Staff Contact: Brett Bollinger – (415) 575-9024
Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

The project site is located at the corner of Andover Street and Eugenia Avenue, on a block bounded by Moultrie Street and Cortland Avenue in the Bernal Heights neighborhood. The existing 2,252-square-foot, two-story, single-family residence on the site was constructed in 1909 and is approximately 22 feet in height. The proposed project consists of a rear horizontal addition, addition of roof dormers, and excavation of approximately one foot to the existing basement to add a garage. The addition would add a total of approximately 133 square feet of residential use at the rear of the building. With the new addition, the single-family residence would be approximately 2,385 square feet in size and approximately 29 feet in height with one off-street parking space. The proposed roof dormers would be situated toward the rear of the subject building and set in approximately three feet from the sidewalls and approximately one foot lower than the existing ridgeline. The building would remain a single-family residence.

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

January 30, 2008
Date

cc: George Wesely, Project Contact
Julian Banales, NE Quadrant Team Leader
Supervisor Ammiano - Board of Supervisors, District 9
Sue Hestor

Bulletin Board
M.D.F.
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REMARKS: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA.

As described in the attached Historic Resource Evaluation (HRE), the subject building at 201 Andover has not been included in any previous historic survey.[1] The building, however, retains enough of its historic integrity to meet criteria that would identify it as eligible as a contributor to a potential Bernal Heights historic district. The project site is located in a neighborhood consisting primarily of single-family residences with some small flats. The majority of the residential buildings were designed in a wide variety of styles and constructed during the first half of the 20th century. The immediate area surrounding the project site displays a high concentration of residential buildings that express a strong relationship to one another in massing form, scale, materials, and styles. The subject building is located at the corner of Andover and Eugenia in a small row of like-designed Queen Anne cottages. The existing building at 201 Andover is an excellent example from the reconstruction period of Bernal Heights from an early 19th-Century rancho to a San Francisco neighborhood.

The existing building has been subject to alterations; however, it still maintains its overall scale, form, footprint as well as some exterior trim, window surrounds and millwork. Further, the subject property retains enough of its historic integrity to meet the criteria that would identify it as eligible as a contributor to a Bernal Heights historic district. The addition at the rear of the property is small and allows the structure to communicate its original massing, roofline and association with the surrounding properties. The addition would be minimally visible from the street so that it would not detract from nor destroy any character-defining features of the building. The proposed roof dormers would be situated towards the rear of the subject building and set in approximately three feet from the sidewalls and one foot lower than the existing ridgeline. The proposed dormers would be compatible with the existing building and would not detract from the overall size, scale, and design of the subject building. The addition of a garage would not result in a negative impact on the resource as it would not impact any of the character-defining features associated with the building or the resource. The proposed addition and alteration to the subject property would be consistent with the Secretary of the Interior Standards and therefore would not result in a significant adverse effect on a historical resource or a historic district.

The proposed project would involve the addition of approximately 133 square-feet to the existing 2,252-square-foot building. With the addition, the building would be approximately 2,385 square-feet and 29-feet in height. Section 15301(e)(1) of the CEQA Guidelines, or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square-feet, whichever is less. Therefore, the proposed construction is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource nor on a historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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[1] Memorandum from Tim Frye, Preservation Technical Specialist, San Francisco Planning Department, to Brett Bollinger, Planner, Major Environmental Analysis, January 11, 2008.

PLANNING DEPARTMENT

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MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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MEMORANDUM: Historic Resource Evaluation Response
REVISED

MEA Planner: Brett Bollinger
Project Address: **201 Andover Street**
Block: 5664 Lot: 033
Case No.: 2007.0056E
Date of Review: 1/11/08

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: George Wesely
Company: 2V Design
Address: P.O. Box 210655 SF 94121
Phone: 415-269-0511
Fax: 415-674-5558
Email: george@2vdesign.com

Owner
Contact: Sumeet Pannu & Angela Angstmann
Address: 201 Andover St. SF 94110
Phone: 415-738-0712
Fax:
Email: sumeetp@gmail.com

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to add a rear horizontal addition, dormers, excavate the basement, add a garage, exterior and interior alterations to the subject property.

Pre-Existing Historic Rating / Survey
The subject building has not been included in any previous historic survey.

Historic District / Neighborhood Context
The subject property is a modest Queen Anne style cottage constructed in 1909. The immediate surroundings of the subject property include detached single-family homes and small flats. The majority were designed in a wide variety of styles and constructed during the first half of the 20th-century

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1945

Notes: *Built in 1909, the subject building is significant under Criteria 1 and 3, identifying it as a contributor to a district eligible for listing on the California Register. The immediate area displays a high concentration of residential buildings that express a strong relationship to one another in massing form, scale, materials, and styles.*

The subject building is located at the corner of Andover and Eugenia and is one in a small row of like-designed Queen Anne cottages. The subject building is an excellent example from the reconstruction period of Bernal Heights from an early 19th-century rancho to a San Francisco neighborhood, where after the 1906 Conflagration Bernal Heights became a haven for the displaced.

The period of significance for the subject property and its immediate surroundings fall between two major events, the 1906 earthquake and fire and the end of World War II.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: *Based on a staff site visit and the supplied information, the property appears to have been subjected to some alterations, however, it still maintains its overall scale, form, footprint as well as some exterior trim, window surrounds and millwork. The addition at the rear of the property is small and allows the structure to communicate its original massing, roofline and association with the surrounding properties. Staff believes that the subject property retains enough of its historic integrity to meet the criteria that would identify it as eligible as a contributor to a Bernal Heights historic district.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: *The character-defining features of the property are identified as all exterior elevations, including rooflines visible from the public rights-of-way. Additionally, the subject property's retains a similar scale to the adjacent buildings in the immediate area, particularly the identical properties directly to the south of the subject property. This relationship to its neighbors and its setting is vital for the resource to convey its significance.*

Dormers: The proposed roof dormers are situated towards the rear of the subject building. They are set in approximately 3' in from the sidewalls and approximately 1' lower than the existing ridgeline. Staff believes that the proposed dormers are compatible with the existing building and respects the overall size, scale, and design of the subject building.

Garage: The garage will not result in a negative impact upon the resource as it will not impact any of the character-defining features associated with the building or the resource. The garage door is at the maximum allowable dimension and should not be increased in width or height.

Rear Horizontal Addition: The rear addition follows the line of the subject property and is appropriate in size, scale and materials.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

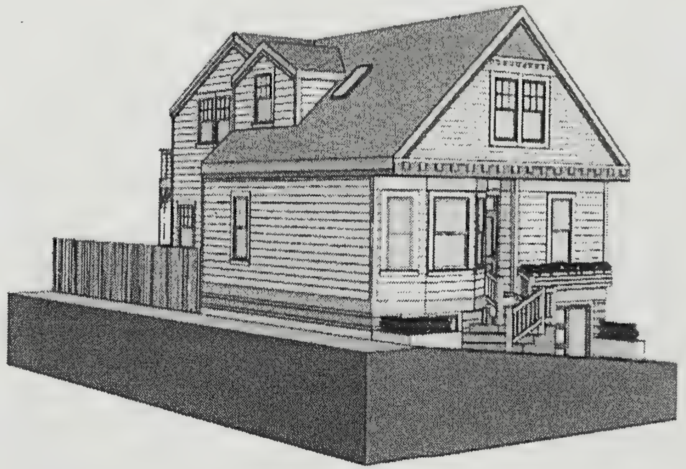
Notes:

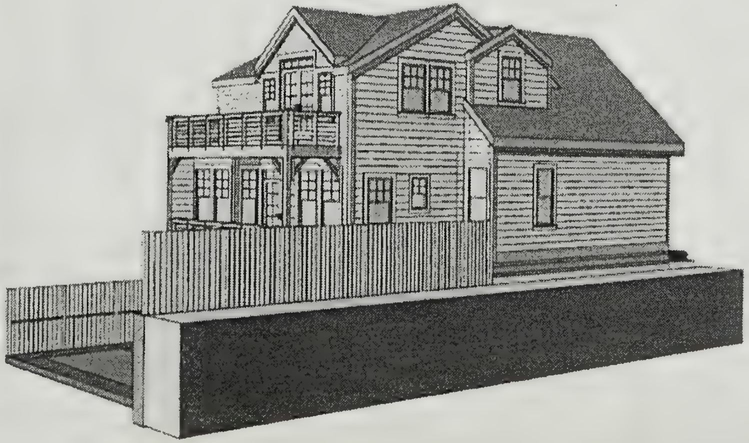
PRESERVATION COORDINATOR REVIEW

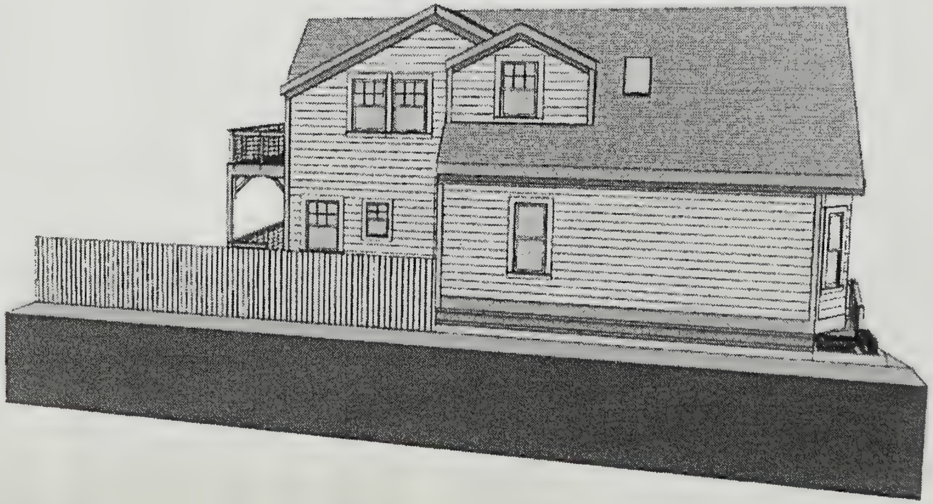
Signature ______________________ Date: 1-14-08

Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd, Historic Resource Impact Review File







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Panuu & Angstmann
201 Andover Street
San Francisco, CA 94110

PLANNING
Variance (5)

9/19/07
0803
VARIANCE SUBMITTAL

A.53

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Date:	January 23, 2008
Case No.:	**2006.1460E**
Project Title:	**268 Madison Street**
Zoning:	RH-1 (Residential House, One Family) 40-X Height and Bulk District
Block/Lot:	Block 5943/Lot 008
Lot Size:	5,998 square feet
Project Sponsor	Ahmad Larizadeh, Representative (415) 716-9099
Staff Contact:	Brett Bollinger – (415) 575-9024 Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

The project site is located at 268 Madison Street on the west side of the street on a block bounded by Peru Avenue, Silliman and Felton Streets in the Excelsior neighborhood. The proposed project would demolish the existing one-story, 1,675 square-foot single-family building built in 1906, subdivide the existing lot into two approximately 3,000-square-foot lots, and construct two new single-family residences consisting of approximately 4,300 square feet on each of the newly created lots. Each single-family building would be two stories over an above-grade garage and approximately 30-feet in height. The proposed project would require a subdivision permit from the Department of Public Works.

EXEMPT STATUS:

X Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(l)(1)]
X Categorical Exemption; Class 3 [State CEQA Guidelines Section 15303(a)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

January 30, 2008
Date

cc: Ahmad Larizadeh, Project Contact
Michael Smith, SW Quadrant
Supervisor Gerardo Sandoval
Bulletin Board

M.D.F.
Exemption / Exclusion File
Historical Preservation List

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REMARKS: As described in the Historic Resource Evaluation (HRE)[1], the existing building was built in 1906 and is not included on any historic surveys. While the building appears to have been constructed after the 1906 earthquake, there is no direct evidence that indicates whether the subject building was constructed before or after the 1906 earthquake. The property is not located in a "Reconstruction Historic District" or a potential historic district based on post-quake development. Development on the block was constructed in the 1950's, and the general architectural character of the block is mixed.

The subject building is a one-story, stucco-clad single-family dwelling. Research into the building's permit history suggests that the building was constructed as a three-room cottage that measured approximately 450 square-feet. In 1915, the cottage was enlarged and the garage was added, for a total of 1,675 square-feet. The existing structure has an asymmetrical, three-bay façade, with a recessed entrance centered on the street-facing elevation. A large concrete planter and garage door dominate the north end of the façade, and a flat upper edge on the south end of the building. The architectural style and the dimensions of the subject building do not embody the distinctive characteristics of buildings constructed as refugee shacks after the earthquake. Overall, the subject building does not appear to embody the distinctive characteristics of a type, period, region, or method of construction, nor does it appear to possess high artistic values.

As noted above, although the subject building has remained unchanged since the extensive alterations made in 1915, it does not appear to be individually eligible for inclusion on the California register. Since the property is not located within a potential historic district, the proposed construction of two new single-family residences would not result in a significant impact to a historical resource. Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources or a potential historic district, it may be found to be exempt from environmental review if other criteria are satisfied.

Section 15301(l)(1), or Class 1(l)(1) provides an exemption from environmental review for the demolition and removal of one single-family residence. The project proposes to demolish an existing 1,675-square-foot, one-story, single-family residence. Therefore, the proposed demolition would be appropriately exempt from environmental review under Class 1(l)(1). As described above, the proposed project would consist of the construction of two new single-family residences. Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. Therefore, the proposed construction of two single-family residences is exempt from environmental review under Class 3(a).

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. April 13, 2007. (See Attached).

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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bolinger

Project Address: 268 Madison Street
Block: 5943 Lot: 008
Case No.: 2006.1460E
Date of Review: April 13, 2007

Planning Department Reviewer:
Sophie Middlebrook
(415) 558-6372
Sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Ahmad Larizadeh
Company:
Address: 71 Blake Street
San Francisco, CA 94118
Phone: 415-716-9099
Fax: 415-752-2824
Email: banainc@aol.com

Owner
Name: Ezio Gagliardi
Company:
Address: 3355 22nd Street
San Francisco, CA 94110
Phone: 415-342-0633
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposed project includes the demolition of the existing single-family dwelling, the division of the existing lot into two legal lots, and the construction of two single-family dwellings. No plans have yet been submitted for the proposed new buildings.

Pre-Existing Historic Rating / Survey
The existing structure on the lot is not a rated building, and has not been included on the National Register or on the California Register. The subject building was constructed in 1906, and therefore requires additional review for the purposes of CEQA. It does not appear that the subject building is individually eligible for the California Register, nor does it appear that the subject building is eligible for the National Register.

Historic District / Neighborhood Context
The subject building is located on the west side of Madison Street, between Sillman and Felton Streets in the Excelsior neighborhood. Surrounding buildings, on both the east and west sides of Madison, are primarily one- and two-story single-family dwellings; buildings constructed in a wide range of architectural styles characterize the block face. As the attached map illustrates, and photographs submitted by the Project Sponsor show, there are approximately nine buildings on the bock constructed in the first decade of the twentieth century, with infill buildings constructed in the mid-twentieth century in a range of architectural styles. There are three buildings on the block constructed after 1983, and all three are on the west side of Madison Street. It does not appear that the subject building is located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the house is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Based on information submitted by the project sponsor, it appears that the subject building was constructed in 1906, although there is no direct evidence that indicates whether the subject building was constructed before or after the 1906 earthquake. However, the architectural style and the dimensions of the subject building do not appear to individually embody the distinctive characteristics of buildings constructed as refugee shacks after the earthquake. The subject property does not appear to be located in what may be considered a “Reconstruction Historic District,” nor is the subject building located in a potential historic district based on post-quake development. Development on the block seems to be most concentrated in the 1950’s, and the general architectural character of the block is mixed.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story stucco-clad single-family dwelling. Research into the building’s permit history suggests that the building was constructed as a three-room cottage that measured approximately 450 square feet. In 1915, the cottage was enlarged and the garage was added, for a total of 1,675 square feet. The existing structure has an asymmetrical, three-bay façade, with a recessed entrance centered on the street-facing elevation. Two double-hung wood windows with ogee lugs bracket the entrance. A large concrete planter and the garage door dominate the north end of the façade. The subject building’s parapet is also asymmetrical, with a shallow peak on the north end of the façade, and a flat upper edge on the south end of the building. The subject building does not appear to embody the distinctive characteristics of a type, period, region, or method of construction, nor does it appear to possess high artistic values.

> *Criterion 4: It yelds, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: As noted above, although the subject building has remained largely unchanged since the extensive alterations made in 1915, it does not appear to be individually eligible for inclusion on the California Register. The building does not appear to be located within a potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note the building does not appear to be a historical resource for the purposes of CEQA. The proposed project would not result in a significant impact to a historical resource; however, any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

As noted above, it does not appear that the area is eligible for listing as an historic district, and the proposed project will not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature ____________________ Date: 4-13-07
Mark Luellen, Preservation Coordinator

Cc Virna Byrd, MEA
Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board

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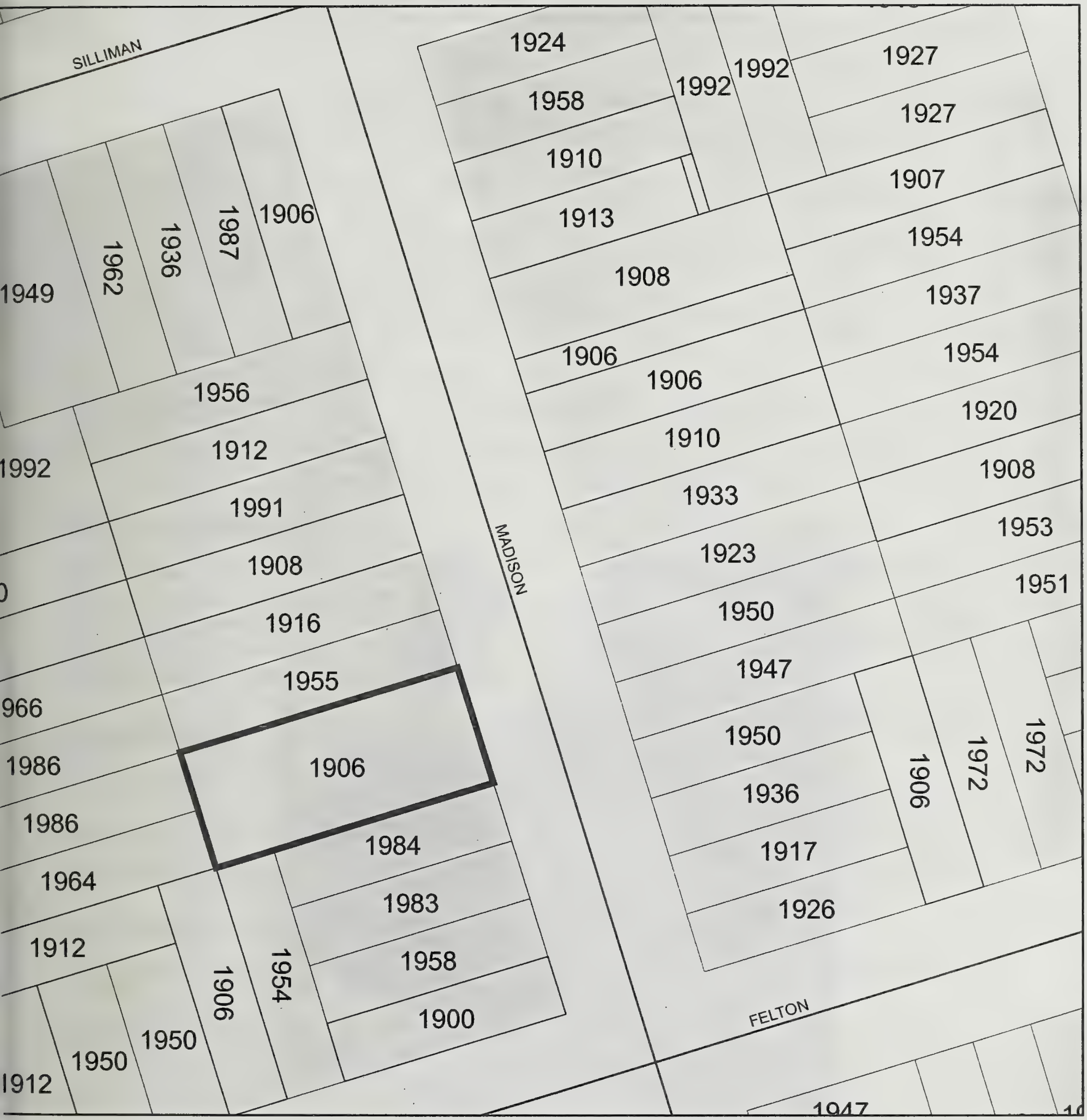
268 Madison Street


SILLIMAN
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p Legend

☐ City Blocks and Lots

☐ Buttons Constructed Before 1913

☐ Subject Property

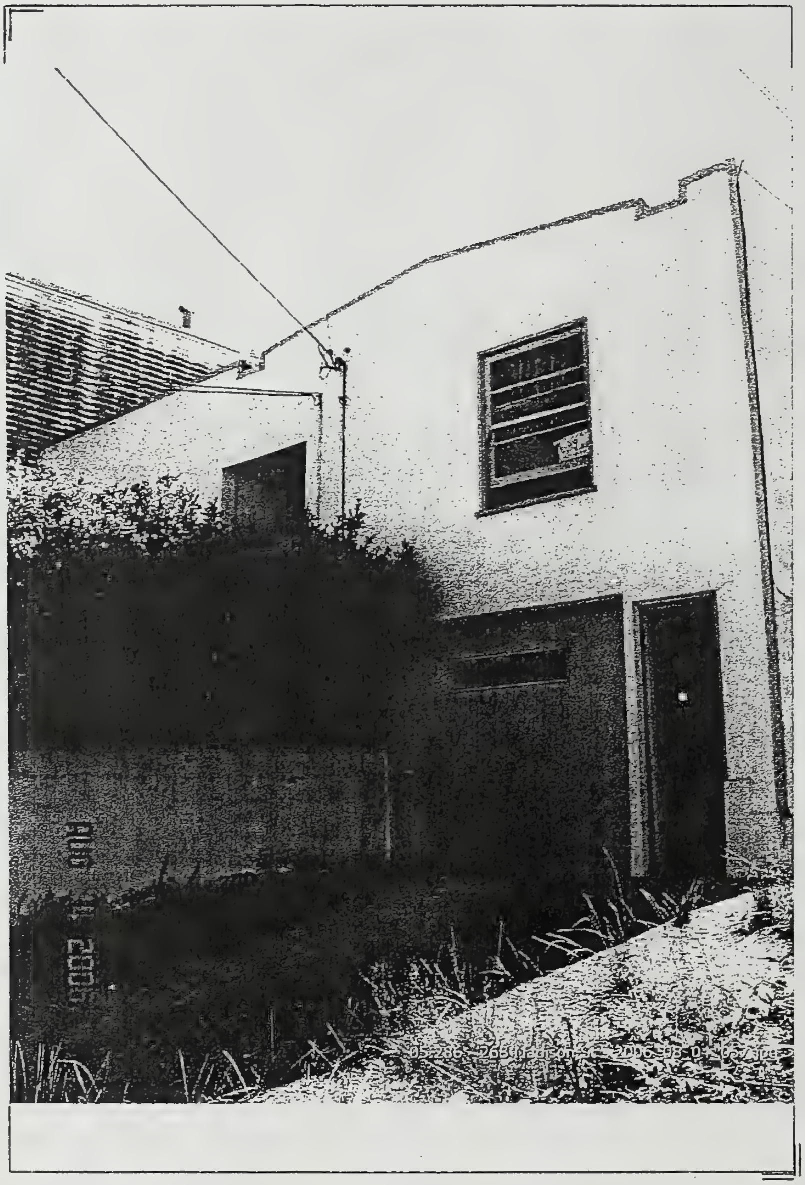
es of construction are based on the County Assessor's records.

N

0 15 30 60 90 120 Feet

Subject: 268 Madison St

Job Number: 05.286



1. Front Elevation

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	February 1, 2008
Case No.:	**2007.0667E**
Project Title:	**1408 Shotwell Street**
Zoning:	RH-1 (Residential House, One Family) 40-X Height and Bulk District Bernal Heights Special Use District
Block/Lot:	5519/002
Lot Size:	2,250 square feet
Project Sponsor	Alfred Martinez, property owner (510) 286-3740
Staff Contact:	Jeanie Poling (415) 575-9072 Jean.Poling@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves a vertical addition and other modifications to an existing single-family residence constructed circa 1897. The existing 2,274-square-foot building is one-and-one-half-story-over-garage set back from the front of the building. The project site is on the west side of Shotwell Street between Mirabel Avenue and Montezuma Street in San Francisco's Bernal Heights neighborhood. The proposed project would increase the building by 866 square feet to 3,140 square feet.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)].

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REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

February 4, 2008
Date

cc:
- Alfred Martinez
- Tim Frye, Neighborhood Planning, Southeast Team
- Jeanie Poling, MEA Division
- Supervisor Tom Ammiano, District 9
- Virna Byrd, M.D.F.
- Exclusion/Exemption
- Bulletin Board
- Historic Preservation Distribution List
- Lynn Rodezno

REMARKS:

In evaluating whether the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether 1408 Shotwell Street is a historical resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historical resource. The Planning Department's historical resource determination for the subject property is contained in a memorandum from Tim Frye, Preservation Planner, to Debra Dwyer, Major Environmental Analysis Division, *Historical Resource Evaluation Response for 1408 Shotwell Street,* dated October 1, 2007. A copy of this memorandum is attached.

The original 1897 building was constructed as a one-story-over-basement structure. It was modified in 1916 by raising the structure and excavating to include two additional rooms at the front. Due to the number of modifications over its life, the building lacks substantial historic fabric from its initial circa 1897 construction. The front of the structure is wider than the original building and is clad in four-inch-wide wood clapboard siding. The remainder of the building is clad in eight-inch-wide wood shiplap siding. While the subject building retains architectural integrity with respect to location, design, materials, workmanship, setting, feeling, and association from its 1916 renovation, overall the property does not rise to a level that would identify it as eligible for the California Register.[1]

The buildings surrounding the project site are a mix of single-family residences and flats in a variety of architectural styles dating from the mid-nineteenth century to the present. Based on existing evidence, most historical resources found along the north slope of the Bernal Heights neighborhood tend to be individually eligible resources rather than cohesive ensembles of properties. To date, there are no identified eligible historic districts along the north slope of Bernal Heights; therefore, the proposed project would not have an adverse impact on off-site historical resources.[2]

The proposed project involves a vertical addition with a new flat roof set back from the front property line. The first floor would be reconfigured to increase the off-street parking from one to two spaces. The three bedrooms on the second level would be moved to the expanded third story, and the second-story living room, dining room, and kitchen would be renovated. The proposed project would increase the building by 866 square feet to 3,140 square feet.

Since the existing building is not considered a historical resource under CEQA, the proposed alterations would not result in a significant impact on a historical resource.[3] Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

State CEQA Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area before the addition, or 2,500 square feet, whichever is less. The proposed project would add approximately 866 square feet to the existing 2,274-square-foot structure. Therefore, the project would qualify for exemption from further CEQA review under Class 1.

---

[1] Memorandum from Tim Frye, Preservation Planner, to Debra Dwyer, Major Environmental Analysis Division, *Historical Resource Evaluation Response for 1408 Shotwell Street*, October 1, 2007.

[2] Ibid.

[3] Ibid.

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT
City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 4103-2414

MAIN NUMBER **(415) 558-6378**	DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426	ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:	Debra Dwyer	**Planning Department Reviewer:**
Project Address:	**1408 Shotwell Street.**	Tim Frye
Block: 5519	Lot: 002	415-575-6822
Case No.:	2007.0667E	tim.frye@sfgov.org
Date of Review:	October 1, 2007	

Preparer / Consultant		**Owner**	
Name:	Alfred Martinez	Name:	Martinez-Doucet Trust
Company:		Address:	45 Alvarado Road Berkley, CA 94705
Address:	45 Alvarado Road Berkeley, CA 94705	Phone:	(510) 708-5586
Phone:	(510) 708-5586	Fax:	(510) 286-3740

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
The proposed project is to construct a vertical addition, including façade alterations.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1900; however, permit history and fire insurance map research indicates the main body of the subject building was constructed circa 1897. The subject building is not included on any historic surveys, and is not included on the National or the California Registers. Its date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject building resides within an RH-1 zoning district and the Bernal Height Special Use District. The immediate area along the north slope of the Bernal Heights neighborhood consists of a mix of single-family homes and flats ranging in a wide variety of styles and constructed from the mid-19th-century to the present. To date, there are no previously identified eligible historic districts along the north slope of Bernal Heights.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: According to water records and fire insurance maps, the subject building was construed circa 1897 as a one-story frame structure with basement. In 1916 a permit was issued to excavate a portion of the site and construct two rooms at the front of the property.

Based on the supplied information, the subject building is not associated with any persons or events that would identify it as eligible for the California Register.

Standard #4 states that "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." While the subject building retains a high degree of architectural integrity from its 1916 renovation, overall it does not rise to a level that would identify it as eligible under the Architecture criterion for the California Register

The subject building is not located in an area that has been identified as a contributor to an eligible historic district. Based on existing evidence, the majority of resources found along the north slope of Bernal Heights tend to be individually eligible historic resources rather than a cohesive ensemble of properties. The south slope of the Bernal Heights neighborhood contains areas that are commonly found to meet the criteria as eligible historic districts.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
association.	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**materials,**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building has undergone a number of modifications over its life and lacks substantial historic fabric from its initial circa 1897 construction date. During its 1916 renovation, it appears that the subject building was raised to accommodate a larger ground floor through excavation. Staff believes that the footprint and the physical conditions of the subject building, as it exists today, collaborate these findings. Of note, the front portion of the building was constructed wider that the rear two-thirds of the structure creating an obvious transition between the 1897 portion of the structure and the 1916 portion. Additionally, the front portion of the structure and the ground floor of the building's sidewalls are clad in 4" wide wood clapboard siding while the remainder of the building is clad in 8" wide wood shiplap siding. These materials all appear to be historic and staff believes that the changes in cladding indicates the location of the original structure and indicates the subsequent 1916 additions.

While the subject building retains a high degree of architectural integrity from its 1916 renovation, overall it does not rise to a level that would identify it as eligible for the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

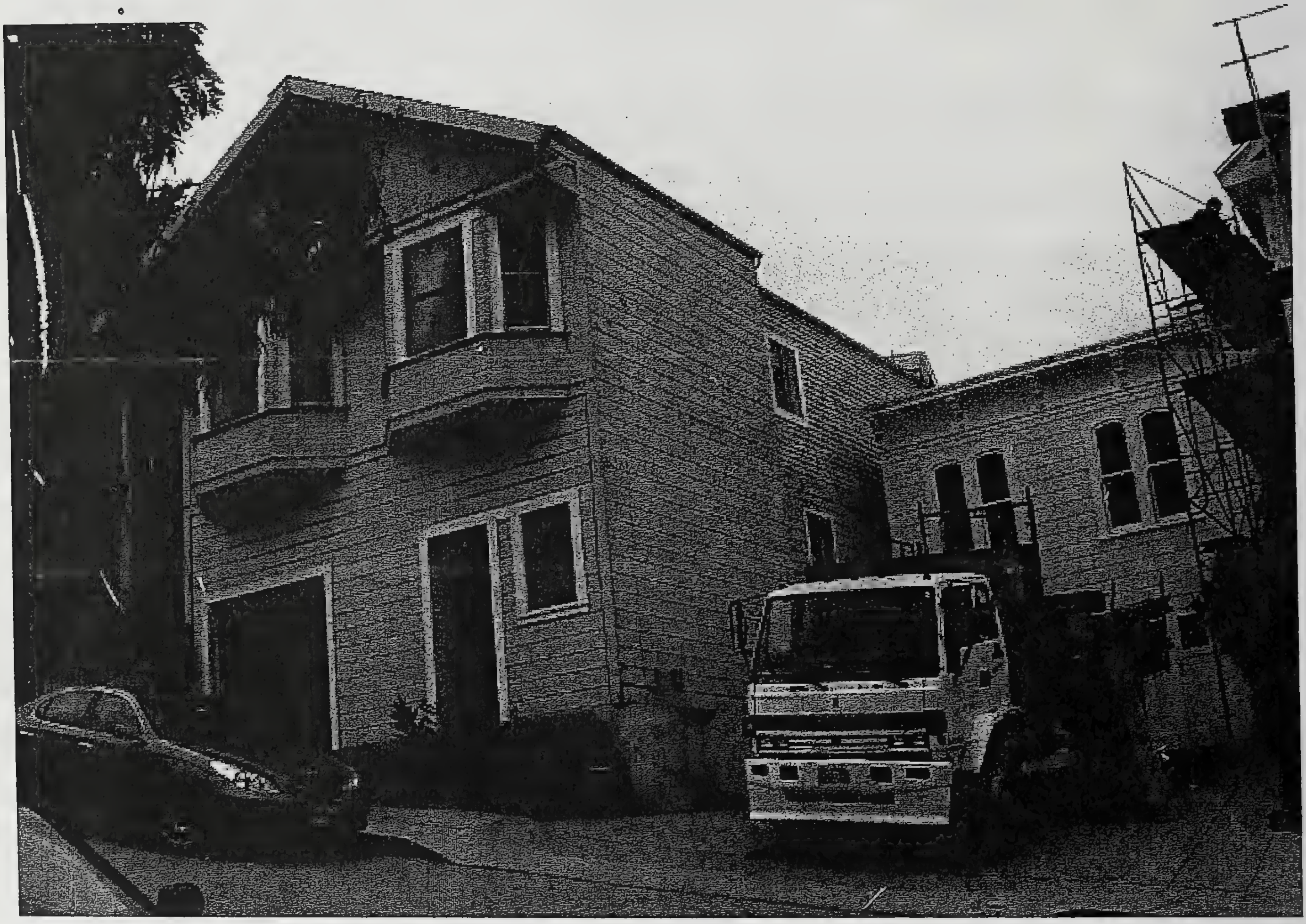
☐Yes ☒No ☐Unable to determine

Notes: It is the determination of Staff that the proposed project will not have an adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 10-1-07
Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File



↑

1408 Shotwell St.

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: February 7, 2008
Case No.: **2007.1352E**
Project Title: **449 Chenery Street**
Zoning: RH-2 (Residential, House Districts, Two-Family)
40-X Height and Bulk District
Block/Lot: 6718/024
Lot Size: 2,356 square feet
Project Sponsor Kieron Saunders, 415 850-1800,
representing Kenneth Hodgins and Dara Duane, owners, 415 548-3305
Staff Contact: Jean Poling 415 575-9072
Jean.Poling@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves both vertical and rear horizontal additions to an existing approximately 19-foot-high, one-and-a-half story-over-basement, wood-frame, single-family residence in the Glen Park neighborhood. The proposed project would raise the building 8 feet, making the existing first the new second floor, and insert a new first floor with a one-car garage. The proposed project would also reconfigure the interior of the structure. As proposed, the project would add 1,563 square feet of new space to the existing 935-square-foot structure, resulting in a total building area of 2,498 square feet. The project would also replace the non-historic rear addition. The subject building is on the southeast side of Chenery Street, between Mateo and Roanoke Streets, within an RH-2 Zoning District and a 40-X Height and Bulk District. The proposed project would not require a variance or a conditional use permit.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)].

REMARKS:

Please see the next page.

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

February 11, 2008
Date

cc: Kieron Saunders, Project Sponsor
Sophie Middlebrook, Preservation Planner
Julian Bañales, Neighborhood Planning Division
Jeanie Poling, MEA Division
Supervisor Bevan Dufty, District 8
Virna Byrd, M.D.F.
Exclusion/Exemption
Historic Preservation Distribution List

REMARKS:

In evaluating whether the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether 449 Chenery Street is a historical resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historical resource. The Planning Department's historical resource determination for the subject property is contained in the attached memorandum dated February 4, 2008.[1]

The County Assessor records indicate that the building was constructed in 1900; however, information presented by the Project Sponsor indicates that the building was constructed circa 1906-07. Although the subject building is not included on any historic surveys or the National or California Registers, its date of construction makes it Category B, Property Requiring Further Consultation and Review, for purposes of CEQA review by the Planning Department.[2]

The residence was constructed circa 1906-07 in the Transitional Queen Anne style, stands largely intact, and has not been significantly altered. However, the subject building does not appear to have characteristics that embody an authentic type, period, region, or method of construction, and does not appear eligible for the California Register of Historical Resources. According to information submitted by the Project Sponsor, the subject property is within the subdivision known as Fairmount Terrace, originally laid out in 1871, in the Glen Park neighborhood. The subject building does not appear to be located within a potential designated historic district; therefore, the proposed project would not have an adverse impact on off-site historical resources.[3]

The proposed project involves both vertical and rear horizontal additions to an existing approximately 19-foot-high, one-and-a-half story-over-basement, wood-frame, single-family residence. The project would raise the building 8 feet, making the existing first floor the new second floor, and insert a new first floor with a one-car garage. The project would also reconfigure the interior of the structure and replace the non-historic rear addition.

Since the existing building is not considered a historical resource under CEQA, the proposed alterations would not result in a significant impact on a historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

State CEQA Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. Environmentally sensitive areas are generally those where rare or threatened species maintain habitat. The proposed project would add 1,563 square feet of new space to the existing 935-square-foot structure, an increase of more than 50% of the existing structure but less than

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[1] Memorandum from Sophie Middlebrook, Preservation Planner, to Jean Poling, Major Environmental Analysis Division, *Historical Resource Evaluation Response for 449 Chenery Street*, revised February 4, 2008.

[2] Ibid.

[3] Ibid.

10,000 square feet. The project is in an urban setting where all public services and facilities are available, and it would not impair any environmentally sensitive areas. Therefore, the project would qualify for exemption from further CEQA review under Class 1.

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Information:
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Historic Resource Evaluation Response

MEA Planner: Jean Polling
Project Address: **449 Chenery Street**
Block/Lot: 6718/024
Case No.: **2007.1352E**
Date of Review: Revised February 4, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes both vertical and rear horizontal additions to an existing approximately 19-foot-high, one-and-a-half story-over-basement, wood-frame, single-family residence. The proposed project would raise the building 8′, making the existing first floor the new second floor, and insert a new first floor with a one-car garage. The proposed project would also reconfigure the interior of the structure. As proposed, the project would add 1,563 square feet of new space to the existing 935-square-foot structure, resulting in a total building area of 2,498 square feet.

The project also proposes to replace the non-historic rear addition. Preliminary plans of the proposed additions have been submitted to the Department with the Environmental Exemption application, and a building permit application has been filed.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1900; however, information presented by the Project Sponsor indicates that the building was constructed circa 1906-7, in the period just after the earthquake and fires of 1906 when residential development increased significantly in the Glenn Park area. The footprint of the subject property first appears on the 1913-15 Sanborn Fire Insurance Map. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the southeast side of Chenery Street, between Mateo and Roanoke Street, within an RH-2 Zoning District and a 40-X Height and Bulk District. According to information submitted by the Project Sponsor, the subject property is within the subdivision known as Fairmount

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Terrace, originally laid out in 1871, in the Glenn Park neighborhood. A mix of architectural styles characterizes Chenery Street at this location, including two- and three-story residential buildings constructed in the early and mid-twentieth century in a range of architectural styles including Marina and Mediterranean Revival style buildings and modified Queen Anne and Craftsman style residences. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property appears to have been constructed circa 1906-7. The subject property appears to be among the early wave of residential construction on the block; information submitted by the project sponsor illustrates that in 1899, the block was sparsely populated but that by 1914 a regular pattern of residential development had been established. However, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from City Directories and newspaper searches provided by the Project Sponsor indicates that the first known owner of the subject building was Mitchell Zurnheld, who was listed in the City Directory as residing at what is now known as 449 Chenery Street in 1907. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story-over-basement, wood-frame, single-family dwelling designed in the "Transitional Queen Anne" style. The primary, street-facing elevation is two bays wide and clad in wood siding, supported by a brick foundation. The east bay features two wooden steps with turned balustrades leading to a small porch with tongue-and-groove floor boards and a short wood railing that runs the length of the left side of the porch. One Tuscan column, on the far left, visually supports the overhanging front gable and rests on solid wooden wall clad in wood. The porch shelters the primary entrance. To the east of the door is a fixed, wood-sash window with a metal security gate. Both the window and door have simple wood casings embellished with raised moldings.

The subject building does not appear to have specific characteristics that appear to clearly or definitively embody an authentic type, period, region, or method of construction, and does not appear eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: It appears that the subject building stands largely intact, and has not been significantly altered since the time of construction. As noted above, it does not appear that the subject building is eligible for the California Register.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 2-4-08

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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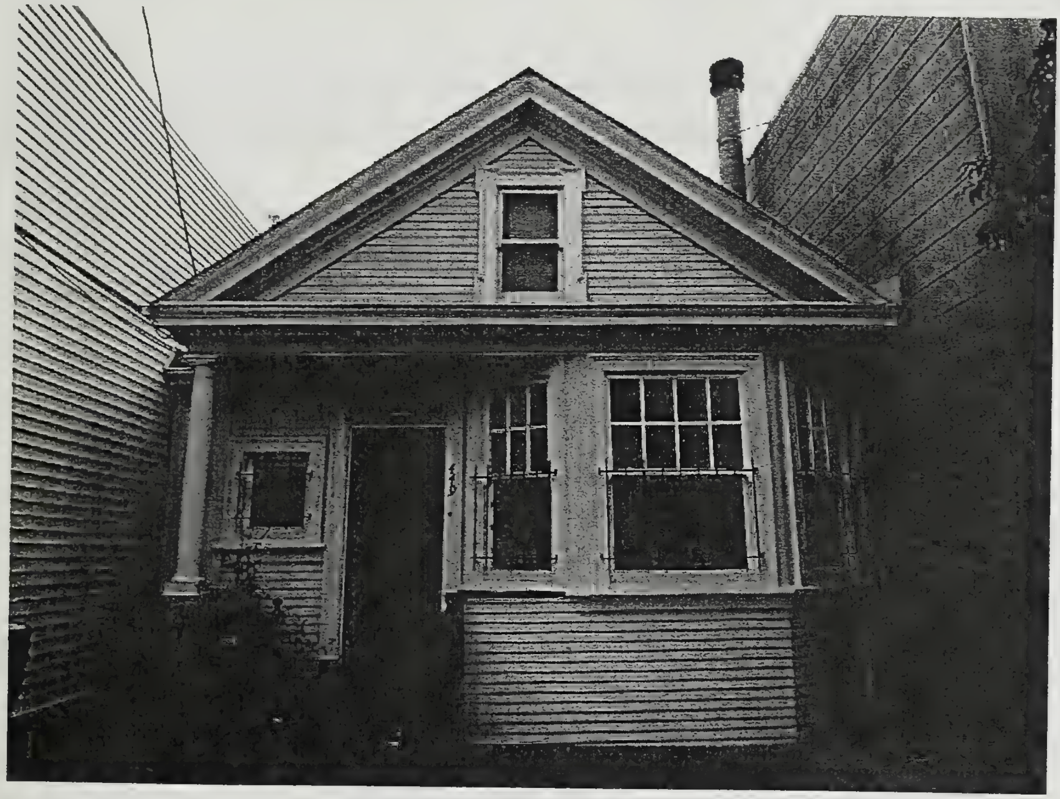

449 Chenery Street

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	February 11, 2008
Case No.:	**2006.1070E**
Project Title:	**575 Vermont Street**
Zoning:	RH-2 (Residential House, Two Family) 40-X Height and Bulk District
Block/Lot:	4010/006
Lot Size:	1,873 square feet
Project Sponsor	John Maniscalco, Authorized Agent for Owner Joel Micucci (415) 664-9900
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

SF
C55
#59
2/11/08

PROJECT DESCRIPTION:

The proposed project would construct a 3,315-square-foot, three-story, two-unit residential building over garage, following demolition of the existing 625-square-foot, one-story-over-garage, single-family dwelling on the site, which was constructed c. 1906. The project site is located at 575 Vermont Street, on the east side of the street near the northeast corner of the intersection of Vermont and 18th Streets in San Francisco's Potrero Hill neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3[State CEQA Guidelines Section 15301(1)(1) and 15303(b)]

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

February 11, 2008
Date

cc:
John Maniscalco
Julian Banales, Neighborhood Planning Southeast Team Leader
Supervisor Sophie Maxwell, District 10
Historic Preservation Distribution
Virnaliza Byrd, MDF
Exemption file
Bulletin Board

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REMARKS (CONTINUED):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 575 Vermont Street is an historical resource as defined by CEQA. In a memorandum dated May 21, 2007, the Planning Department determined that the existing structure on the project site, which has no historical ratings, is not an historical resource as defined by CEQA.[1]

As described in the memorandum, the subject building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons, or architecture.[2] The building may be described as vernacular in style and lacks pronounced stylistic features. In addition, the primary facade has been altered with the main entrance relocated from the center to accommodate the construction of the garage. Its architecture does not appear to embody the characteristics of any specific type, period, region, or method of construction. Although the subject building retains integrity with respect to location, design, materials, and workmanship, it lacks integrity with respect to setting, feeling, and association. For these reasons, the building at 575 Vermont Street was determined not to be an historic resource for the purposes of CEQA.[3]

The existing building on the project site is a modest vernacular cottage. The subject building is a 625-square-foot, one-story, single-family dwelling, which was constructed in approximately 1906, with one off-street parking space added later. The surrounding buildings are located within an area that contains a high concentration of early 20th –century Queen Anne cottages and Edwardian flats. The subject property does not appear to be located within a potential historic district. Therefore, the proposed project would not have an adverse effect on off-site historical resources.[4] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

The proposed project entails horizontal extensions to the existing building footprint. The proposed project will in effect extend the existing garage towards the eastern portion of the lot to a point 34 feet from the rear property line and with a maximum vertical excavation of approximately 12.5 feet below ground surface (b.g.s). The maximum depth of excavation would be three feet. There are no recorded archeological sites in the project vicinity. In general Potrero Hill could be sensitive for 19th century domestic and institutional archeological sites. The historic resource evaluation prepared for the proposed project prepared by Carey & Co [5], notes that an early resident of the site was the John Jacklich household who resided there until the 1920's. Jacklich was a shipyard boilermaker of Slovenian descent. Although no historical research nor research design was undertaken of the Slovenian community in San Francisco for this project, domestic deposits associated with the Jacklich family may be of significant archeological significance if having sufficient integrity in range, diagnosticity, and quantity of artifacts. However, as described above, the project would not be expected to adversely affect CEQA significant archeological resources.

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[1] Historic Resource Evaluation Response Memorandum for 575 Vermont Street from Tim Frye, Preservation Planner, to Debra Dwyer, Major Environmental Analysis May 21, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Ibid.

[5] Historic Resource Evaulation Request for 575 Vermont Street, Richard Brandi, Carey & Co. Inc, October, 2006. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.1070E.

Due to proposed localized excavation, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated October 26, 2006, the Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits. The only potential archeological resources identified (domestic deposits associated with the John Jacklich household) would mostly be located in features (well, privy) in the rear of the property in an area that would be unaffected by the project.[6] In addition, archeological resources may not be present because the property was developed after public water and sanitary sewer services were installed, which may have required excavation into bedrock. Accordingly, the proposed project would not adversely affect CEQA-significant archaeological resources.

CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than four dwelling units or six dwelling units in urbanized areas. The proposed project would construct one two-unit residential building. Therefore, the proposed project would be exempt from environmental review under Class 3.

The proposed project would also include demolition of the existing 625-square-foot, one-story-over-garage, single-family dwelling. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. The proposed project would result in the demolition of one single-family residential structure, and would therefore be exempt under Class 1.

Because the existing building is not considered an historical resource under CEQA and the proposed project is not expected to adversely affect CEQA-significant archeological resources, its demolition and replacement would not result in a significant impact on an historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption from environmental review under Class 3 and Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The existing building is not an historical resource, and as described above, its demolition and replacement would not have an adverse impact on any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[6] Memorandum from Randall Dean, San Francisco Planning Department to Debra Dwyer, San Francisco Planning Department, August 26, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.1070E.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 575 Vermont Street
Block: 4010 Lot: 006
Case No.: 2006.1070E
Date of Review: **05/21/07**

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Richard Brandi
Company: Carey & Co., Inc.
Address: 460 Bush Street
San Francisco CA
Phone: 415-773-0773

Owner
Name: Joel Micucci
Address: 575 Vermont Street
San Francisco, CA
Phone: 415-596-6661

PROPOSED PROJECT
☒ Demolition
☐ Alteration

- **Project description:** *The proposal includes demolishing the existing single-family residence and constructing a new multi-family residence.*

Pre-Existing Historic Rating / Survey:

- *The subject building has not been identified in any previous surveys.*

Historic District / Neighborhood Context: *The subject building is located within an area that contains a high concentration of early 20th-century Queen Anne cottages and Edwardian flats.*

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject building is a modest vernacular cottage, constructed circa 1906, that lacks any pronounced stylistic features. The main building possesses a considerable front setback from the street; however, there is a detached garage constructed at the front property line. Based on the supplied information the subject property is not located within a potential historic district nor does it qualify for the California Register as an individual resource.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☐ Retains	☒ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☐ Retains	☒ Lacks
materials	☒ Retains	☐ Lacks	**association**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Although the primary façade has been altered with the main entrance relocated from the center to accommodate the construction of the garage, the subject property possesses a high level of historic integrity. The setting, feeling, and association with its surrounding context have been lost due to the development of the area since the subject building's initial construction when there were far fewer structures in the immediate area.

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See below explanation of how the project meets standards and an analysis of how the proposed project impacts the character-defining features of the subject building.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project is subject to the Residential Design Guidelines for compatibility within the existing neighborhood context.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-22-07
Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd Historic Resource Impact Review File

4. Photographs

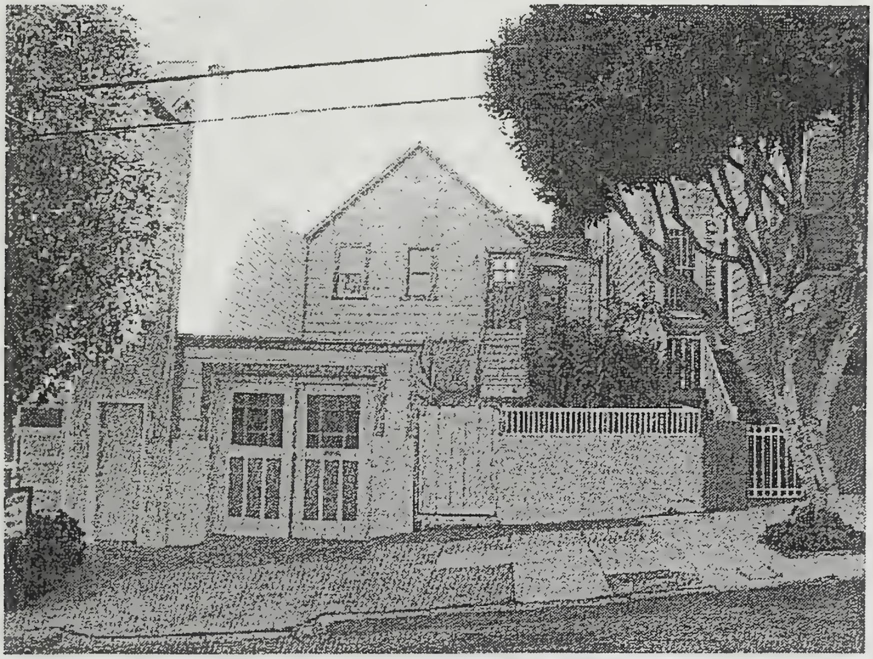

Fig. 1 Property from Street, Primary Facade (west) 575 Vermont (Carey & Co., October 2005)

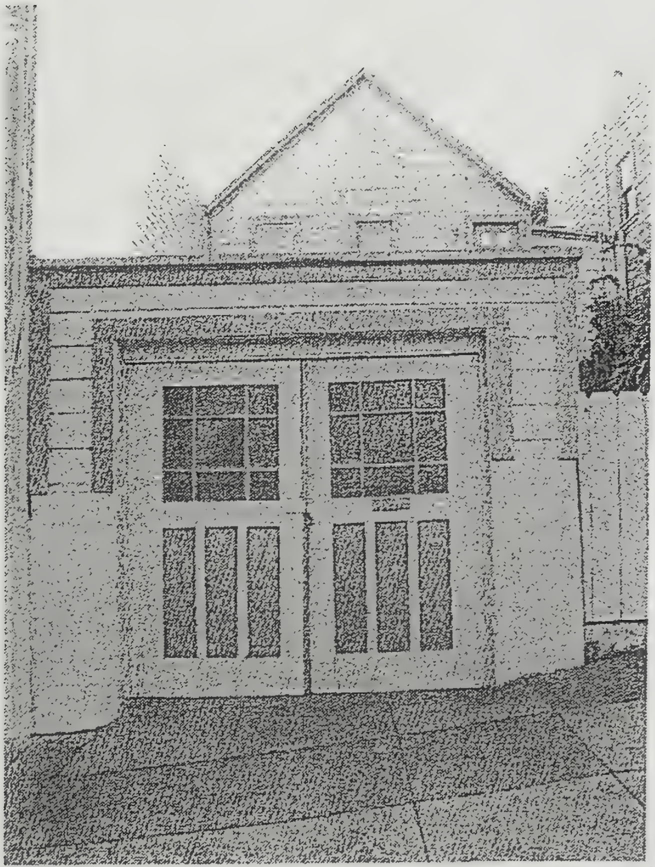

Fig. 2. Garage Entry at Street (Carey & Co., October 2005)

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: February 11, 2008
Case No.: **2007. 0439E**
Project Title: **586 Valley Street**
Zoning: RH-1 (Residential House District, One-Family)
40-X Height and Bulk District
Block/Lot: 6611/023
Lot Size: 3,057 square feet
Project Sponsor Susanne Kelly, Authorized Agent for Owner Michael Booth, (415) 656-3528
Staff Contact: Chelsea Fordham – (415) 434-9500
Chelsea.Fordham@sfgov.org

SF
C55
#59
2/12/08

PROJECT DESCRIPTION:

The proposed project would demolish an existing one and a half-stories over basement, approximately 1,067-square foot single-family residence constructed in 1914 and construct a new 2,978- square foot, two-story over garage single-family residence. The new two-story building would be up to 30 feet in height with two off-street parking spaces. The project site is on the northern side of Valley Street on a block bounded by Diamond Street to the west, 28th Street to the north, and Castro Street to the east in San Francisco's Noe Valley neighborhood. Conditional use authorization would be required for demolition of a residential structure per Board of Supervisor's Resolution No. 122-07.

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(l)(1) and 15303(a)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

February 12, 2008
Date

cc: Susanne Kelley, Project Sponsor
Michael E. Smith, Planning Dept.
Bevan Duffy, District 8, Board of Supervisors
Historic Distribution List
Virna Byrd, M.D.F.

Bulletin Board
Exemption File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 586 Valley Street is a historical resource as defined by CEQA. In a memorandum dated August 14, 2007, the Planning Department determined that the existing structure on the project site, which has no historical ratings, is not an historical resource as defined by CEQA.[1]

As described in the memorandum, the subject building does not appear to be eligible for individual listing on the California Register of Historic Resources based on events, persons, or architecture.[2] Its architecture does not appear to embody the characteristics of any specific type, period, region, or method of construction. Although the subject building retains integrity with respect to location and design, it lacks integrity with respect to materials, workmanship, association, setting, and feeling. The property does not appear to be eligible under Criterion 1, events, or Criterion 2, association with persons of importance. For these reasons, the demolition of the building at 586 Valley Street would not result in significant effects on an individual historic resource.

The subject building is a 1,067-square-foot, one and a half-story over basement, single-family residential unit and is described as simple gable in style. The estimated construction date of 1914, if accurate, places the building during the late Victorian period according the San Francisco Preservation Bulletin No. 18. However, the building does not possess any of the architectural details that are generally associated with Victorian architecture. Additionally, the building has undergone several alterations including replacements of many of the original windows with metal sliders and it is unlikely that the building was originally stucco when it was constructed. The Sanborn Maps indicate that an addition was constructed at the east side of the building circa 1950.

The surrounding buildings on the subject block are primarily clad in either stucco or wood siding and all are single-family dwellings. The subject block contains building that represent every decade between 1900 and 1950 including several traditionally styled buildings constructed within the 21st century. The subject property does not appear to be located within a potential historic district. Therefore, the proposed project would not have an adverse effect on off-site historical resources.[3] Thus, the proposed project would not have a significant adverse impact on historic resources as defined by CEQA.

Due to proposed localized excavation, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated August 26, 2007, the Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits. [4] The project has the potential to disturb soils, and excavations of 10 feet or more would be required for the basement retaining walls. The maximum depth of excavations would be along the northern and western limits of the proposed basement. However, there are no archeological resources within the area of project impact.

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[1] Historic Resource Evaluation Response Memorandum for 586 Valley Street from Michael E. Smith, Preservation Planner, to Jeremy Battis, Major Environmental Analysis August 14, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Memorandum from Randall Dean/Debra Dwyer, San Francisco Planning Department to Jeremy Battis, San Francisco Planning Department, August 22, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0439E.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on January 3, 2008 to owners within 300-foot radius of the project site and interested parties. Additionally, comments were received prior to the notification of the project from various interested parties. Comments were received concerning:

1. The placement of the chimney/vents in regards to emissions impacts on the surrounding neighbors.
2. Asbestos and lead paint contamination and impacts from the proposed demolition.
3. Construction air and noise impacts including requests to limit construction activities between 8AM to 5PM Monday- Friday.
4. The cumulative impacts on community character from the proposed project, five previous demolitions and construction projects occurring within the last five years, and a demolition and construction project occurring at 538 Valley Street.
5. The blockage of sun and light to the five adjoining properties including a request that a shadow study should be conducted for the project to determine the extent of impacts.
6. Affects of the project on wind flow conditions to surrounding neighbors.
7. Impacts on habitat and nesting grounds for hawks, ravens, bluebirds, sparrows, doves, squirrels, and other animals from the removal of the tree located on the project site.

A discussion of these issues is contained below for each area of concern. No significant adverse environmental impacts associated with these issues of concern have been identified. Additionally, comments that do not pertain to physical environmental issues and comments regarding merits of the proposed project are more appropriately directed to the Neighborhood Planning section of the Planning Department and the decision-makers. The decision to approve or disapprove a proposed project is independent of the environmental review process. While local concerns or other planning considerations may be grounds for modification or denial or the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment.

Air Quality

The placement of the chimney/vents has been addressed by the project architect and the proposed plans have been altered to change the positioning of the chimney/vents away from the adjacent properties' windows and decks. Therefore, issues related to emissions have been resolved by changes to the proposed project.

Hazardous Building Materials

Building Asbestos. Due to the age of the existing building, asbestos-containing materials may be found within the existing building proposed for demolition. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with the authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished or altered including its size, age and prior use, and the approximate amount of friable (subject to crumbling) asbestos; anticipated start and completion dates of demolition or abatement; the nature of planned work and methods to be employed; other procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District would inspect any removal operation in which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Lead-Based Paint. Because of the age of the existing building, which would be demolished as part of the proposed project, it may contain lead-based interior or exterior paint. Demolition must comply with Chapter 34, Section 3407 of the San Francisco Building Code, and Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on any building built on or before December 31, 1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 square or linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Residential Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection (DBI) of the location of the proposed project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include a Posting Sign when containment is required, Notice by Landlord, Required Notice to Tenants, Availability of pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead-Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures established by the San Francisco Building Code, and already considered as a part of the permit review process, would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a less-than-significant level.

Construction- Related Impacts

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of a single-family residence would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

The proposed project construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby residences. The proposed project would not be expected to result in a significant construction noise impact because the project is relatively small and construction noise is regulated through the City's Noise Ordinance. The City's Noise Ordinance requires that construction work must be conducted between 8:00 P.M. and 7:00 AM unless a permit is issued by the Director of Department of Building Inspection. Additionally, this noise would be temporary and intermittent. Therefore, it would not be considered a significant impact of the proposed project.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for project requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Site preparation and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact.

Aesthetics and Community Character

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. Under CEQA, a proposed project would be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project's specific building design and aesthetic would be considered during the City's Planning approval and design review process.

The proposed project would increase the size of the residential structure on the site; however, it would not substantially alter the existing character of the surrounding neighborhood, which is primarily one- and two-story-over-garage, single-family homes. The proposed building envelope meets planning code requirements for RH-1 zoning and 40-X height-bulk district. The proposed project would be required to meet the Planning Department's Residential Design Guidelines and would, therefore, be compatible with the scale and character of nearby existing and anticipated development. For these reasons, it would not have a significant impact on visual quality under CEQA.

The proposed project would be visible from within the neighborhood of the project site vicinity, particularly from the five adjoining properties to the project site. The change in views would not exceed that commonly expected in an urban setting and would not be considered an environmental impact of the proposed project.

Shadow and Wind

The proposed project could increase shade on private property. Valley Street slopes up to the east in front of the project site. Although some increased shade on private property may be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected, the change in shadows created by a 30-foot tall structure in a residential neighborhood would not exceed that commonly expected in an urban setting, and would not constitute a significant impact under CEQA. A 30-foot-tall structure would not be expected to alter existing wind flow conditions.

Tree Removal

Article 16 of the San Francisco Public Works Code, the Urban Forestry Ordinance, provides for the protection of "landmark" trees, "significant" trees, and street trees. Landmark trees are designated by the Board of Supervisors upon the recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualification for landmark designations by using established criteria (Section 810). Special permits are required to remove a landmark tree on private property or on City-owned property.

Significant trees are those trees within the jurisdiction of the Department of Public Works, or trees on private property within 10 feet of the public right-of-way, that meet certain size criteria. To be considered significant, a tree must have a diameter at breast height of more than 12 inches, a height of more than 20 feet, or a canopy of more than 15 feet (Section 810(A)(a)). The removal of significant of significant trees on privately owned property is subject to the requirements for the removal of street trees. As part of the determination to authorize removal of a significant tree, the Director of Public Works is required to consider certain factors related to the tree, including (among others) its size, age, species, and visual, cultural, and ecological characteristics (Section 810A(c)).

The removal of "street trees" (trees within the public right-of-way or on land within the jurisdiction of the Department of Public Works) by abutting property owners requires a permit under Article 16 of the San Francisco Public Works Code. If the Department grants a permit, if shall require that replacement trees be planted (at a one-to-one ratio) or that an in-lieu fee be paid (Section 806(b)).

There are no landmark trees, significant trees, or street trees located on project site or within the adjacent public right-of-way.[6] The project site did contain one Canary Island date palm tree which was located approximately 13 feet from the public right-of-way. The palm tree was not considered a significant tree or street tree because the tree was located on private property and was not within 10 feet of the public right of way.[7] Additionally, the palm tree had not been nominated for landmark status. The palm tree was removed from the project site in October 2007 due to the tree's poor health and potential hazards to adjacent power lines. [8] [9]Due to the fact that the tree was not located within the public right-of-way, a tree removal permit from the Department of Public Work was not required and the tree removal was not required to comply with the requirements of the Urban Forestry Ordinance. Therefore, the project would not conflict with any local policies or ordinance protecting trees.

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[6] Buck, Chris, San Francisco Bureau of Urban Forestry, personal communication, October 17,2007

[7] Ibid.

[8] Memorandum from Kenneth Allen, Consulting Arborist and Palm Specialist. to Michael Booth, August 14, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0439E.

[9] Memorandum from Luellen Pierce, Plant Disease Diagnosis. to Michael Booth, September 12, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0439E.

The project site is within a developed urban area and no longer contains any trees. Therefore, the project site does not provide habitat for any rare or endangered plant or animal species and would not have any impacts on nesting birds, bird habitat, or other species.

Conclusion:

Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. The proposed project would result in a construction of a new 2,978 sq. ft. two-story over garage single-family residence. Therefore, the proposed construction of a new single-family residence is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, also provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

`MEA Planner: Jeremy Battis
Project Address: 586 Valley Street
Block: 6611 Lot: 023
Case No.: 2007.0439E
Date of Review: August 14, 2007

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant
Name: Anny Su
Company: Carey & Co., Inc.
Address: 460 Bush Street
San Francisco, CA 94108
Phone: (415) 773.0773
Fax:
Email:

Owner
Name: Michael Booth
Company:
Address: 586 Valley Street
San Francisco, CA 94131
Phone: (415) 979.9880
Fax: (415) 979.9881
Email: mbooth@bamo.com

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposed project includes demolition of the existing single-family, one and a half–story over basement dwelling, which according to records from the County Assessor's office measures approximately 999 square feet, and the construction of a new, two-story over garage, single- family dwelling.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1938. Spring Valley Water Tap Records show that water was first supplied in March 1905 but the building does not appear on Sanborn Fire Insurance Maps until 1914. Through City Directories, occupancy can be traced back to 1908. Without archival evidence to prove that the existing building is the same one that stood on the lot in 1908, the construction date is referred to as circa 1914 when the building appears on Sanborn Maps. The subject building is not currently listed on the California Register, nor is the subject lot included on the National Register. The subject lot is not located within a previously designated historic district. Based on the recorded date of construction, the subject property is a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located on the north side of Valley Street, between Castro and Diamond Streets, in the Noe Valley neighborhood. The subject property is within a RH-1 zoning district and a 40-x height-bulk district. For the most part, the surrounding buildings are primarily one- and two-story-over-garage, with those on the south side of the street having basements below the street level. The buildings on the subject block are primarily clad in either stucco or wood siding and all are single-family dwellings. The neighborhood context on this block is mixed. The block contains buildings that represent every decade between 1900 and 1950 including several traditional styled buildings constructed within the 21st century.

It does not appear that the subject property is located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine

- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories indicate that Herman Farshman was the earliest occupant of the subject property. Subsequently, the property had five more households from 1924 to 1977. Among those occupants none were persons of known historical significance.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject property is a single-family, wood frame residence with one and a half-stories over a basement. The building has a gabled roof with a cross gable running east to west. The main entrance is accessed via a flight of stairs leading to a covered porch with supports and a flat clay tiled roof. Many of the original windows have been changed to metal sliders and it is unlikely that the building was originally clad in stucco when it was constructed. The Sanborn Maps indicate that an addition was constructed at the east side of the building circa 1950. The estimated construction date of 1914, if accurate, places the building within the late Victorian period according to San Francisco *Preservation Bulletin No. 18*. However, the building possesses none of the architectural details that are generally associated with Victorian architecture. The building may be described as simple gable in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

The building does not appear to have been drastically altered since its construction. The primary alterations appear to be the addition at the east elevation, the removal of the original windows, and replacement of the original wood siding with stucco. The surrounding context has undergone major changes since the building was constructed, most recently with the alteration and new construction of several buildings near the western end of the block. Based upon these changes it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project, including demolition, would not result in a significant impact to a historical resource; however, any new construction on the site must comply with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, the proposed project – including demolition – would not result in a significant impact to a historical resource. The new construction proposed for the subject property appears to comply with the current Planning Code and the Residential Design Guidelines.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 8-17-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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4. Photographs

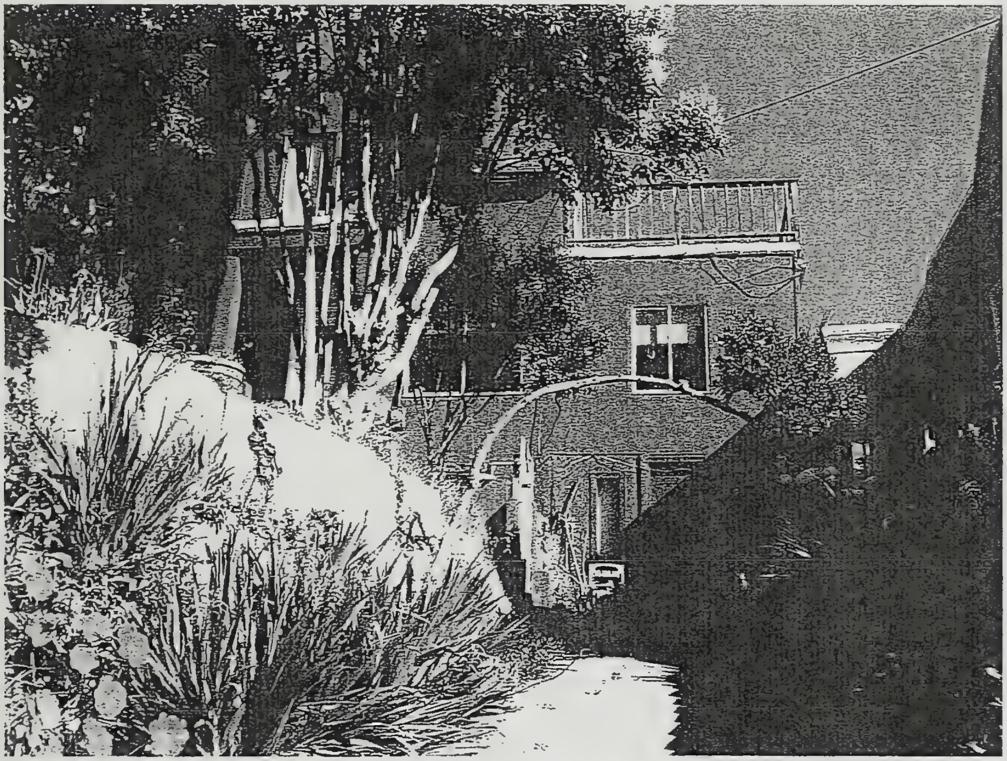

Fig. 1. Property from Valley Street, primary south façade, looking north. (Carey & Co., April 2007)

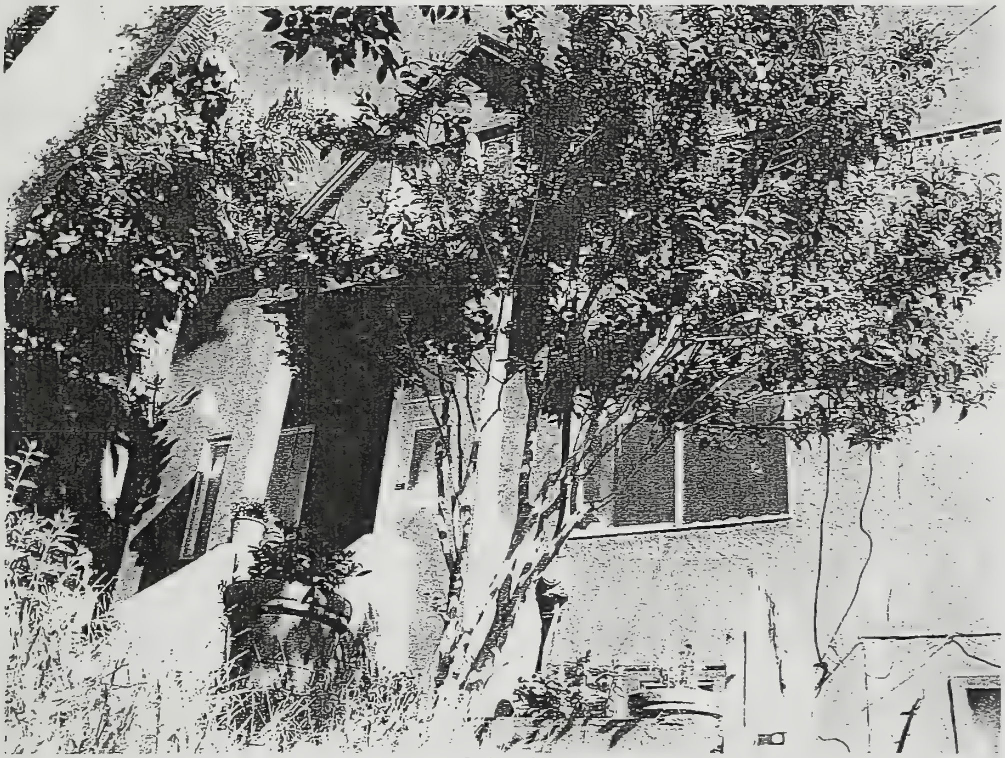

Fig. 2. Property from Valley Street, primary south facade looking northwest. (Carey & Co., April 2007)

SAN FRANCISCO
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2/14/08

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.0045E**
Project Title:	**20 Alpine Terrace**
Zoning:	RH-3 (Residential House District, Three-Family) 40-X Height and Bulk District
Block/Lot:	1258/002
Lot Size:	1,475 square feet
Project Sponsor	Henry Yeung, owner's representative (415) 362-9235
Staff Contact:	Jeanie Poling (415) 575-9072 Jean.Poling@sfgov.org

PROJECT DESCRIPTION:

The project site is in the Buena Vista neighborhood, a potential California Register historic district. The existing single-family residence, constructed in 1900, would be raised approximately 5′-5″ to accommodate a new foundation, two-car garage, and basement level. The existing building comprises 1,671 square feet (sf) and two stories, and the proposed project would increase the overall building area by 936 sf to 2,607 sf (2,010 sf habitable and 597 sf garage). The subject property is considered a historic resource and a contributor to the potential historic district.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)].

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

February 14, 2008
Date

cc:
Henry Yeung, agent for Brendan Quinlan
Aaron Starr, Neighborhood Planning, Northwest Team
Jeanie Poling, MEA Division
Virna Byrd, M.D.F.
Supervisor Bevan Dufty, District 8
Exclusion/Exemption
Bulletin Board
Historic Preservation Distribution List

DOCUMENTS DEPT.

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REMARKS:

In evaluating whether the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether 20 Alpine Terrace is a historical resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historical resource. The Planning Department's historical resource determination for the subject property is contained in the attached memorandum dated January 29, 2008.[1]

The project site is on the west side of Alpine Terrace between Duboce Avenue and Waller Street in the Buena Vista neighborhood. The neighborhood contains a concentration of buildings in the Shingle/First Bay, Queen Anne, and Edwardian styles and many individual buildings that are listed in historical surveys, and is considered a potential California Register historic district. The subject building has been clad in asbestos siding; however, it still conveys the period of significance through its form, location, entry porch and staircase, wide angled two-story bay window, double hung wood sash windows, and hip roof with hip roof projections, eaves, and wood rafter tails. The original lapped wood siding and some ornamentation and trim is preserved under the asbestos siding, making restoration of the original façade possible.

Due to the subject building's location, association, design, setting and feeling, it maintains its integrity to convey architectural historical significance. The Planning Department has therefore determined that historical resources are present at the project site and that, although the property would not be individually eligible for the California Register of Historical Resources, the subject property is considered a contributor to a potential historic district under Criterion 3 (Architecture).[2] The subject property is therefore considered a historical resource for purposes of CEQA.

The proposed project would raise the existing two-story building approximately 5′-5″ to accommodate a new foundation, two-car garage, and basement level. The project sponsor would also restore the building's exterior by removing the existing asbestos tile shingles and repair the lapped wood siding where necessary. Doors, windows, and wood ornamentation and trim would be repaired or restored in kind where necessary. The existing entry porch would be reconstructed due to the raising of the building. The existing front door and porch window would be reinstalled in the new entryway. Windows on the existing first floor would be replaced to match the windows on the existing second floor. The existing rear staircase would be removed and a new rear entry staircase would be installed. The interior of the building would be largely altered and reconfigured. The Department has determined that the proposed project would retain, preserve, and repair the building's historic character.[3]

The proposed project was evaluated to determine if the proposed alteration is consistent with the *Secretary of the Interior's Standards for Treatment of Historic Properties (Standards)*. In general, the proposed project would not compromise the original design, proportions, and relationship to the adjacent building. The proposed project would restore portions of the original design. The detailing, including the garage doors and decorative features, appear to be consistent with the detailing that remains beneath the stucco exterior and with other buildings of a similar style and type. Because the proposed project would not remove any of the character-defining features of the building and would restore portions of the original design, the proposed project appears to be consistent with the *Standards*.[4]

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[1] Memorandum from Aaron Starr, Preservation Planner, to Debra Dwyer, Major Environmental Analysis Division, *Historical Resource Evaluation Response for 20 Alpine Terrace*, January 29, 2007.

[2] Ibid.

[3] Ibid.

State CEQA Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of 10,000 sf if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. Environmentally sensitive areas are generally those where rare or threatened species maintain habitat. The existing 1,671 sf building would increase by 936 sf to 2,607 sf (2,010 sf habitable and 597 sf garage); therefore, the project would qualify for exemption from further CEQA review under Class 1.

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Ibid.

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MEMO

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Historic Resource Evaluation Response

MEA Planner:	Debra Dwyer
Project Address:	**20 Alpine Terrace**
Block/Lot:	1258/002
Case No.:	**2007.0045E**
Date of Review:	January 29, 2008
Planning Dept. Reviewer:	Aaron Starr (415) 575-6362 I aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes raising the building 5.5′ to accommodate a new foundation, garage and basement level; relocating the main entrance from the second floor to the first floor; enlarging the windows on the existing first floor; rebuilding the entry porch; and restoring the façade based on historic material found underneath the existing asbestos siding.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1900. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in the eastern portion of the Haight-Ashbury neighborhood referred to as Buena Vista in San Francisco. It is located on western side of Alpine Terrace between Duboce Avenue and Waller Street, along the eastern side of Buena Vista Park and three blocks from the Panhandle portion of the Golden Gate Park. It is surrounded by residential land uses and is within an RH-3 District and a 40-X Height and Bulk District.

The area is characterized by small-scale homes and flats, most of which were constructed prior to 1900 to the early 1920's. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are in a variety of architectural types with the predominant styles being Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. There are several buildings in the immediate vicinity of the subject property that were included in the 1976 Citywide Architectural Survey and are in Here Today.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: Pre 1900s to 1920s

Notes: Built in 1900, 20 Alpine Terrace is a woof-framed, single-family residence designed in a modified Edwardian style. The rectangular plan building is clad in asbestos shingles and is capped by a hip roof. The primary façade is two bays wide. The ground floor features an ashlar block stone base and two staircases. The main staircase is located on the south side of the primary façade and provides access to an entry porch and the building's primary entrance which is located on the second floor. The entry porch features granite steps, mosaic flooring and a deteriorated wood porch, which is missing portions of its wood balustrade and columns. The main entry door consists of a glazed single-panel wood door. Adjacent to this entry is a large, two-story, angled bay window, which projects out towards the sidewalk and is capped by a square entablature. The bay window features large one-over-one, double-hung, wood-sash widows on the second floor and smaller one-over-one, double-hung, wood-sash windows at the first floor. The primary façade terminates in a hip roof with hipped extensions that are articulated with a moderately-projecting eave and shaped wood brackets. On the north side of the primary façade is a secondary concrete staircase that leads to a narrow alley along the north side of the building. The primary façade features evidence of narrow lapped woods siding, which remains underneath the asbestos shingles.

Criteria A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

There does appear to be a potential California Register historic district in this portion of the Haight-Ashbury-Buena Vista neighborhood. The building styles vary but Shingle/First Bay, Queen Anne, and Edwardian styles predominate. While there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. Further, the neighborhood contains many buildings that are listed in Here Today and in the1976 Citywide Architectural Survey that is further evidence of a potential historic district.

While the subject building has been altered it still conveys the period of significant through its form, location, entry porch and staircase, wide angled two story bay window, double hung wood-sash windows and hip roof with hip roof projections, eaves and wood rafter tails. Furthermore the original lapped wood siding and some of the ornamentation and trim is preserved under the asbestos siding making restoration of the original façade possible.

Criteria D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks		**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks		**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks		**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks				

While the building has been clad in asbestos siding all but eliminating the building's workmanship, the property still maintains its location, association, design, setting and feeling. Furthermore, because a significant amount of the original lapped wood siding and some of the trim still remains under the asbestos siding, the building still maintains most of its original material.

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3. **Determination: Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards (applicant's submittal).

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project will not have an adverse impact on a potential California Register historic district located in this portion of the Haight/Ashbury-Buena Vista neighborhood. As noted above, the area contains a high concentration of buildings that were constructed before 1900 – 1920's, when the area was developed as a residential neighborhood, and there is considerable architectural harmony among the houses and flats in the neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 1-31-08
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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MEMORANDUM

DATE	October 16, 2007	PROJECT NO.	07147
TO	Brett Gladstone & Susanne Kelly	PROJECT NAME	20 Alpine Terrace
OF	Gladstone & Associates	FROM	Rich Sucré
CC		VIA	email

RE: EVALUATION OF PROPOSED PROJECT FOR 20 ALPINE TERRACE ACCORDING TO THE SECRETARY'S OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

INTRODUCTION

This memorandum addresses the proposed project at 20 Alpine Terrace, which entails the raising and renovation of the existing two-story single-family residence and the insertion of a new garage. This memorandum has been commissioned by Gladstone & Associates in support of the proposed project's environmental review, and provides an evaluation of the proposed project according to the Secretary of the Interior's Standards for the Treatment of Historic Properties. This memo is based on a review of the proposed project, site photographs, proposed project drawings, and a site visit completed on October 9, 2007.

20 Alpine Terrace is not currently listed in any local, state, or national register of historic resources.

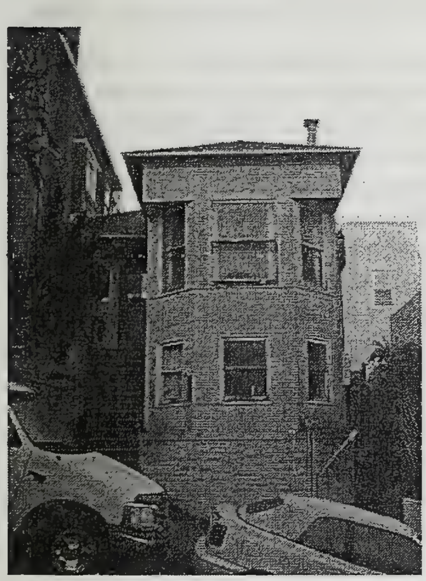

Figure 1. Primary façade, 20 Alpine Terrace (Source: Page & Turnbull, October 2007).

For purposes of the California Environmental Quality Act, the Planning Department has identified 20 Alpine Terrace as possessing historic significance based on CEQA Guidelines Section 15064.5(a)(4): "The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in the Public Resources Code sections 5020.1(j) or 5024.1."

For projects involving the insertion of garage into a historic resource, the San Francisco Planning Department has published guidelines for the design and review of these projects. According to San Francisco Planning Department's Zoning Administrator Bulletin Number 2006.1a from December 2006, historic resources are considered "...buildings constructed in or before 1913 that appear to be of historic or architectural merit and those previously evaluated and included on specified registers and surveys. This also includes properties over fifty years old that may be found to be historic resources based on available historic information"[1] Further guidance is offered in the San Francisco Planning Department's Zoning Administrator Bulletin Number

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[1] San Francisco Planning Department, "Zoning Administrator Bulletin Number 2006.1a," December 2006.

2006.1b from December 2006, entitled "Additional Procedures for Adding Garages to Residential Historic Resources & Potential Historic Resources" (see below). In general, the Planning Department will review three primary characteristics: 1) Architecture, including bays, decorative features, front entries; 2) Relationship to Adjacent Buildings and Streetscape, including DPR Significant Trees (Tree Disclosure Form), Historic Fences, and Historic Pattern of Development; and 3) Massing & Scale, including Height and Front Setbacks.

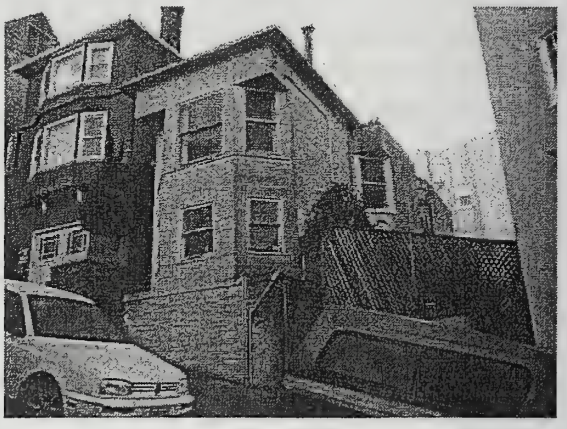
Figure 2. North and east facades, 20 Alpine Terrace (Source: Page & Turnbull, October 2007).

20 Alpine Terrace is located on a 27' x 59' rectangular lot on the west side of Alpine Terrace between Waller Street and Duboce Avenue. Built between 1900 and 1913, 20 Alpine Terrace is a two-story, wood-frame, single-family residence designed in a modified Edwardian style. The rectangular-plan building is clad in asbestos shingles and is capped by a hip roof. The primary façade faces east and is two bays wide. The ground floor features an ashlar block stone base and two staircases. The main staircase is located on the south side of primary façade and provides access to an entry porch and the building's primary entrance, which located on the second floor. The entry porch features a granite step, mosaic flooring, and a severely deteriorated wood porch, which is missing portions of its wood balustrade and columns. The main entry door consists of a glazed single-panel wood door. Adjacent to this entry is a large, two-story, angled bay window, which projects out towards the sidewalk and is capped by a squared entablature. This bay window features large one-over-one, double-hung, wood-sash windows on the first and second floors. The primary façade terminates in a hip roof with hipped extensions that are articulated with a moderately-projecting eave and shaped wood brackets. On the north side of the primary façade is a secondary concrete staircase that leads to a narrow alley along the north side of the building. The primary façade features evidence of narrow lapped wood siding, which remains underneath the asbestos shingles.

Overall, the building appears to be in fair to poor condition with visible signs of deteriorated wood-sash windows, broken asbestos shingles, and deteriorated wood elements.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Although the building's historic significance has not been defined by the San Francisco Planning Department, 20 Alpine Terrace was constructed prior to 1913, and is part of the City's older building stock. Based upon visual inspection and available historical research (including Sanborn Fire Insurance Maps and information available at the City of San Francisco Planning Department), the character-defining features of 20 Alpine Terrace include:

1. Building massing and shape;
2. Location, specifically property's location along east property line;
3. Entry porch with mosaic flooring, wood balustrade, newell posts, and glazed entry door;
4. Primary entry staircase;
5. Wide, angled two-story bay window;
6. Double-hung wood-sash windows; and
7. Hip roof with hip roof projections, eaves, and wood rafter tails.

PROPOSED PROJECT

The proposed project for 20 Alpine Terrace was designed by architect Jan Threlkeld. Drawings were entitled "Plan of Interior Remodel and Garage Addition for: Quinlan Residence, 20 Alpine Terrace, San Francisco, CA 94115," planning revisions September 19, 2007.

The proposed project at 20 Alpine Terrace entails raising the existing two-story building approximately 5'-5" to accommodate a new foundation, garage, and basement level. The project sponsors will also restore the exterior by removing the asbestos tile shingles and repairing the lapped wood siding, where necessary. In general, doors, windows, and the majority of the wood ornamentation and trim (including the existing wood rafter tails) will be repaired or restored in kind, where necessary. The entry porch will be reconstructed due to the raising of the building. The new entry will be located on the first floor rather than on the second floor. The architectural drawings do not indicate whether or not the mosaic porch flooring will remain. Existing front door and porch window will be reinstalled in the new entryway. Additionally, the new entryway will still feature a staircase, planter box, and wood entry porch. Other notable alterations include the replacement of smaller windows on the first floor to match the windows on the second floor; the addition of a new window on the second floor on a new wall slightly forward of the original entry wall; the installation of new garage doors at the basement level; the replacement of the two exterior staircases; the installation of a wrought iron guardrail and planter wall adjacent to the entry porch; the installation of a new retaining wall; and the addition of three new skylights in the roof. The windows on the second floor level will be repaired and restored. On the west façade (facing the rear), the existing cedar shingles will be removed and new wood novelty siding will be installed. The existing rear staircase will be removed and a new rear entry staircase will be installed.

The interior of the residence will be largely altered and reconfigured. Notable alterations include the replacement of the existing fireplace, the addition of a new side entry on the north façade, and the addition of a new rear entry on the west facade. As part of this memorandum, the interior was not surveyed or examined.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

When a project is proposed that may affect a historic resource, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (Standards) are often used to provide guidance to review the potential impacts to the historic structure.[2] The Standards are used by Federal agencies in evaluating work on historic properties and have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial alterations to historic resources.

The Standards provide for the preservation, rehabilitation, restoration or reconstruction of a historic property. In this case, the Standards for Rehabilitation are the most appropriate treatment to apply to the proposed project because they are generally used when a building is undergoing alterations or additions. The National Park Service defines Rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[3]

The following provides an evaluation of the proposed project pursuant to the Secretary of the Interior's Standards for Rehabilitation:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property will continue its use as a residence. Therefore, the proposed project complies with Rehabilitation Standard #1.

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[2] Morton, W. Brown III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl, *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992). The *Standards*, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. The 36 CFR 68.3 *Standards* are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of *Standards*, 36 CFR 67.7, focuses on "certified historic structures" as defined by the IRS Code of 1986. *The Standards* in 36 CFR 67.7 are used primarily when property owners are seeking certification for Federal tax benefits. The two sets of *Standards* vary slightly, but the differences are primarily technical and are not substantive in nature. The *Guidelines*, however, are not codified in the Federal Register.

[3] http://www.cr.nps.gov/hps/tps/standguide/.

> 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will retain and preserve the building's historic character, which is largely defined by its intimate residential scale and Edwardian elements. Generally, the proposed project will not remove historic materials, features, spaces and spatial relationships that characterize the property. The building's primary character-defining features will be maintained, preserved, and repaired.

Although the proposed project is increasing the building's height by 5'-5", 20 Alpine Terrace will still maintain its relationship to the two adjacent buildings; the building will still be smaller in height in comparison to the neighboring two-story residence at 44 Alpine Terrace, and will still be taller in height in comparison to the corner apartment building at 855 Waller Street. Furthermore, the addition to the building's height will not affect any surrounding landscape elements or significant historic landscape features.

Generally, the building's distinctive materials will be retained on the exterior of the building. Although portions of the ashlar masonry cladding will be removed for the new garage, the building's historic character will not be negatively affected since ashlar masonry will remain on either side of the garage and on the adjacent planter box. Although the building's main entrance and entry porch will be modified, the proposed project will sensitively reuse these elements in a similar manner. Where deterioration is severe, as is the case with the first floor windows, the project will feature new elements that are compatible with the existing. In fact, the proposed project will restore historic portions of the building, which have been negatively affected by later alterations, including the lapped wood siding.

The proposed project complies with Rehabilitation Standard #2.

> 3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project will not feature changes that create a false sense of historical development. The addition of the new window on the second floor above the main entry should be treated sensitively, and should be clearly distinguished from the historic windows in the detailing and material choice. Similarly, the detailing and materials of the new windows on the first floor of the bay window should be treated with care, in order to clearly distinguish these elements from the historic windows. Since visual historic documentation is not readily available, the new windows should be clearly distinguished yet compatible with size and scale of the historic ones. The alterations planned for the building's exterior will not add any conjectural features. The proposed project will reveal surviving historic fabric by removing the asbestos shingles, and restoring the lapped wood siding.

The proposed project complies with Rehabilitation Standard #3.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The property does not appear to have had any alterations that have acquired significance in its own right. The only major alteration to the exterior was the addition of asbestos shingle cladding, which is not considered to be a historic or character-defining feature. Therefore, the proposed project complies with Rehabilitation Standard #4.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Generally, the proposed project will preserve distinctive materials, features, finishes, and construction techniques. As mentioned previously, the alterations to the ashlar masonry base will not negatively affect the historic character of the property since portions of this material will remain in place on the base. The majority of the building's elements will be retained on the building albeit in different locations, as is the case with the entry porch and main entry, which will be lowered to the first floor level. Although relocated, the entry sequence (as defined by a staircase, entry porch, doorway, and window) has still been retained in the proposed project. The proposed project should also seek to retain the mosaic porch flooring.

The proposed project largely complies with Rehabilitation Standard #5.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project will repair or reuse deteriorated historic features, where possible. Replacement features will match the existing historic features in design, color, texture, and materials, where possible. The project sponsors will remove the asbestos shingles from the exterior and repair and restore the lapped wood siding on each of the building's visible facades. The extant historic windows on the second floor of the bay window will be repaired and restored in place. Similarly, the wood trim, corner boards, and rafter tails will all be restored. New lapped wood siding will be added to the new portions of the building below the bay window and above the garage. Generally, the drawings represent a historic preservation ethos and seek to maintain the majority of the extant historic features.

The proposed project largely complies with Rehabilitation Standard #6.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

If chemical or physical treatments are necessary, the project sponsor should use the gentlest treatment available. Treatments that cause damage to historic materials should not be used. The repair and rehabilitation of the lapped wood siding should adhere to the Secretary of the

Interior's Guidelines for Rehabilitation. If the above guidelines are followed, then the proposed project will comply with Rehabilitation Standard #7.

> 8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project requires a new foundation and retaining wall. These changes will require disturbance of the building's foundation. The extent of these alterations has not been shown, and if any archeological material is encountered, construction should be halted and a proper analysis undertaken by qualified specialists in order to comply with Rehabilitation Standard #8.

> 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project will not destroy historic materials, features and spatial relationships that characterize the property. In fact, because of the removal of the asbestos shingles, the proposed project will enhance and return a historic feature of the property. Although the new garage opening on the primary façade will require the removal of some of the ashlar masonry cladding at the base, the removal of this material will not negatively affect the overall integrity of the property since portions will remain on the primary facade. The project sponsors may also seek to retain the ashlar masonry removed from the primary façade for future use.

The new construction is sensitive and compatible with the surrounding historic fabric. The design of the proposed project strives for more harmony and consistency on the primary façade, as evidenced by the new windows designed on the first floor of the bay window, and the new window added above the main entry. Furthermore, the new staircases on either side of the bay window are similar in shape and size to the historic staircases, although they feature less treads. The exterior alteration of the entry porch and main entryway is still in keeping with the spirit and character of the building, and does not adversely affect the building. All new construction and new additions should be characterized as new work through the selection of varying materials and detailing.

The proposed project largely complies with Rehabilitation Standard #9.

> 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project will feature new construction entailing the addition of a new foundation, garage, basement level, entry staircase, secondary staircase, and window on the second floor. In general, this new construction is not considered to be reversible. However, this new construction does not negatively impair the integrity and form of the property. The building's primary character-defining features, including the building massing, shape, location, bay window, and hip-roof, will be retained in the proposed project. Other character-defining features, such as the primary staircase, wood-sash windows, and entry porch, will be altered in the proposed project, but not to the detriment of the building's existing historic integrity. The majority of these alterations is sensitive to the scale, use, and rehabilitation of the building, and is in keeping with the character, material, and detailing of the existing building.

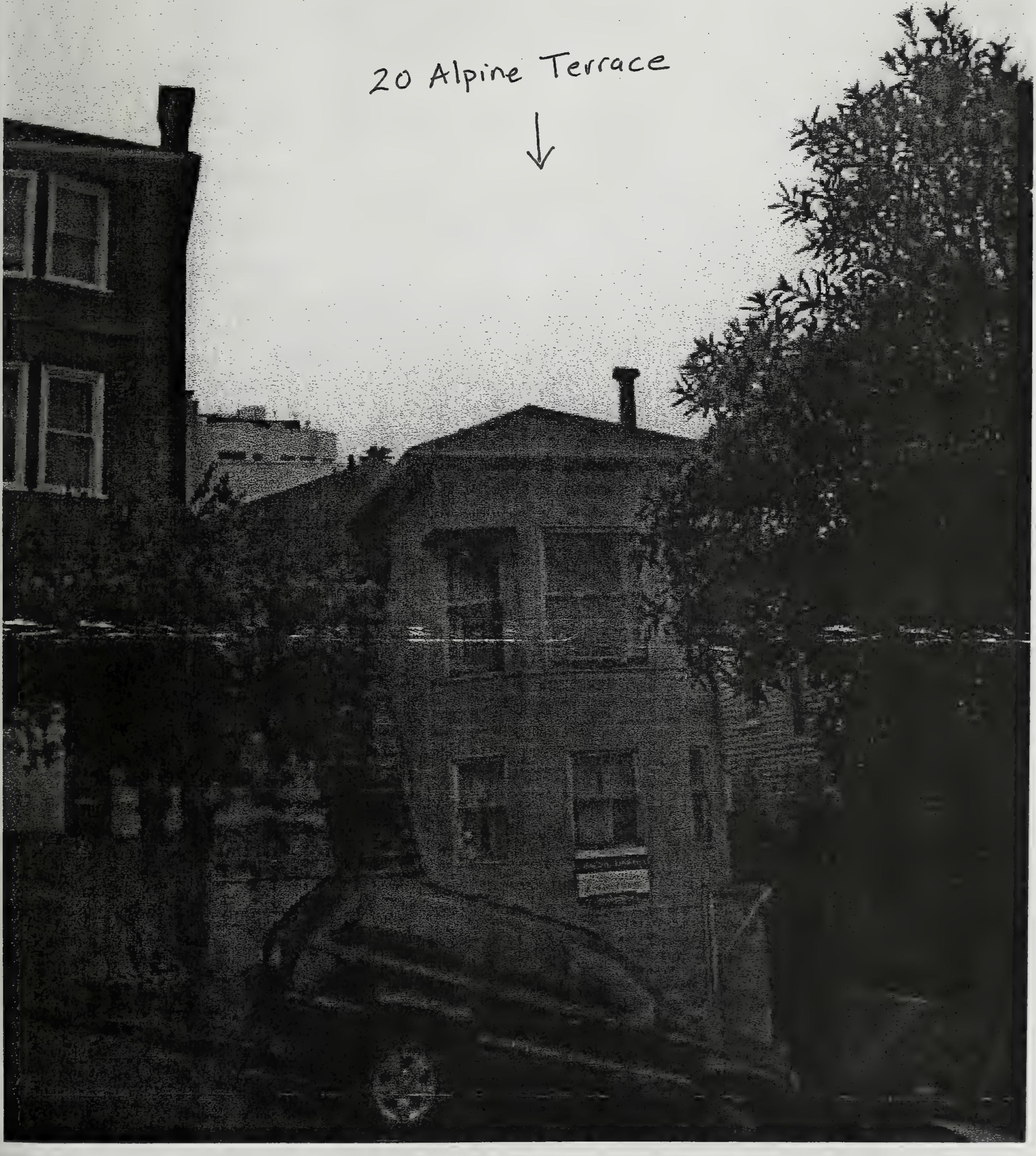
Therefore, the proposed project largely complies with Rehabilitation Standard #10.

CONCLUSION

Although the proposed project will affect three of the seven primary character-defining features, the property still conveys its historic significance as an early small-scale single-family Edwardian residence. As related to the proposed building height, the proposed project maintains appropriate relationships to the adjacent residential buildings and the streetscape. The overall massing and scale of the building is not adversely affected by the proposed project, since the property's historic character will be maintained. Photographic documentation of this residence should be conducted before beginning the alterations to the property.

In general, the proposed project meets the Planning Department's guidelines for adding garages to potential residential historic resources. The project was found to comply with the Secretary of the Interior's Standards and will not be affected the eligibility of the property for listing in a local or state historical register. Although raising a building is generally discouraged, proposed project will not compromise the original design, proportions and relationship to the adjacent building. In fact, the proposed project will restore portions of the original design by removing the stucco and restoring the lapped wood siding. The detailing, including the garage doors, surrounds, and decorative features, appear to be consistent with the detailing that remains beneath the stucco exterior and with other buildings of a similar style and type.

According to the analysis above, the proposed project largely complies with the Secretary of the Interior's Standards for Rehabilitation. It is our conclusion that the proposed project meets the Standards, and is recommended to proceed, so long as the recommendations outlined in this memo are followed to ensure protection of character defining features during rehabilitation work. These include adherence to specific recommendations for the rehabilitation work, as well as the necessity to document the alterations to the character defining features that will be removed and altered.



20 Alpine Terrace

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
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Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.0847E**
Project Title:	**1101 Diamond Street**
Zoning:	RH-2 (Residential House, Two Family) 40-X Height and Bulk District
Block/Lot:	6555/034
Lot Size:	1,760 square feet
Project Sponsor	Jonathan Pearlman, Elevation Architects (415) 537-1125
Staff Contact:	Jeremy Battis, Major Environmental Analysis (415) 575-9022 jeremy.battis@sfgov.org

58
59
/25/08

PROJECT DESCRIPTION:

The proposed project, concerning an existing 23′-8″-high, one-story-over-basement, 2,274-square-foot, single-family residence constructed circa 1910, is the addition of a second story, minor interior remodeling, and the conversion of the basement to a two-car garage. The existing building has no off-street parking spaces. The proposed project would add about 1,072-square feet of new space within both the vertical and rear horizontal (garage) additions, for a resulting building area of 3,346 square feet. The proposed building's roofline height would be 31′-1″, about 8′ higher than the existing building's roofline. The existing first floor front facade would not change.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(l)]

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

February 25, 2008
Date

cc: Jonathan Pearlman, Project Contact
Historical Preservation List
Bulletin Board
M.D.F.

Michael Smith, SW Quadrant
Sophie Middlebrook, SW Quadrant
Supervisor Bevan Dufty, District 8
Exemption / Exclusion File

PROJECT DESCRIPTION (continued):

The project site is located at the southwest corner of the block bounded by Diamond Street to the south, Clipper Street to the west, Castro Street to the north, and 26th Street to the east in the Noe Valley neighborhood. The proposed garage would extend about 29 feet into the property's required rear yard area, necessitating a variance from Planning Code Section 134.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the existing building is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response [HRER] memorandum).[1]

The Department found that the existing building does not appear to be eligible for the California Register of Historic Places. However, the subject property was identified as being located within a potential historic district composed primarily of two-story residences constructed circa 1907-1910 in the Queen Anne architectural style.

The HRER determined that the building on the subject property, constructed in in a modified Arts and Crafts style, is not eligible for inclusion on the California Register based on four evaluative criteria described below: **Criterion 1, Event** -- The subject building appears to have been constructed circa 1910, during the subject block's early post-quake residential construction period. Nevertheless, the building itself does not appear to represent an important movement or the collective history of the site or area, and therefore is not associated with events that have made a significant contribution to the broad patterns of local or regional history. **Criterion 2, Persons** -- Information from the building permit history and newspaper searches indicate that the no persons of known historic significance appear to have been associated with the subject property. **Criterion 3, Architecture** -- The existing building is inconsistent with the size, scale, and architectural style of the structures that contribute to the potential historic district. Therefore, the existing building is not a contributor to the potential historic district. **Criterion 4, Information Potential** -- The subject property does not appear to yield information that would convey a better understanding of history or prehistory. Thus, modification of the existing building would not constitute an adverse impact on a historic resource. The HRER also found that the proposed project would not adversely affect off-site resources within the potential historic district.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for an addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet in an urban area. The proposed project would entail a 1,072-square foot addition to an existing 2,274-square foot building in an urban area, well within the 10,000-square foot limit. Therefore, the proposed project is exempt from environmental review under Class 1.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 1101 Diamond Street*, December 21, 2007. This document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, Calif., as part of Case File No. 2007.0847E.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

Attachment: 1101 Diamond Street Historic Resource Evaluation Response

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
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Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **1101 Diamond Street**
Block/Lot: 6555/034
Case No.: **2007.0847E**
Date of Review: December 21, 2007; **Revised February 11, 2008**
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes the addition of a second story, interior remodeling, and the addition of a garage at the ground level. Preliminary plans of the proposed additions have been submitted to the Department with the Environmental Exemption application, and a building permit application has been filed.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1900; however, information presented by the Project Sponsor indicates that the building was constructed in 1910, based on an original building permit that was filed for the structure's construction in late 1909. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the southeast corner of Diamond and Clipper Streets, within an RH-2 Zoning District and a 40-X Height and Bulk District in the Noe Valley Neighborhood. According to the available Sanborn Fire Insurance Maps, it appears that the majority of the dwellings on the east side of Diamond Street and the south side of Clipper Street were constructed sometime between 1906 (post earthquake and fires) and 1910. Photographs of the neighborhood context indicate that there is a concentration of two-story residences constructed circa 1907-1910 in the Queen Ann architectural style in the surrounding area. It appears that the subject property may be located within a potential historic district for the purposes of CEQA.

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property appears to have been constructed circa 1910. The subject property appears to be among the early wave of post-quake residential construction on the block; information submitted by the project sponsor illustrates that in 1905, the block was sparsely populated but that by 1914 a regular pattern of residential development had been established. However, the subject building itself does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from the building permit history and newspaper searches provided by the Project Sponsor indicates that the first builder associated with the building was O.E. Evans, who was listed on the original building permit. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story-over-basement, wood-frame, single-family dwelling designed in a modified Arts and Crafts style. The subject building is rectangular in form with a semi-octagonal bay facing Diamond Street and one elevation facing Clipper Street. The building has a hipped roof with implied rafters supporting the soffit. The recessed primary entrance is accessed from Diamond Street, via stairs that lead to the porch located on the southwest corner of the building. Exterior building walls are clad in wood siding, with a belt line that wraps the house at the first floor under the bays. The house is a full story shorter than the surrounding buildings on Diamond and Clipper Streets.

The subject building does not appear to have specific characteristics that clearly or definitively embody an authentic type, period, region, or method of construction; the subject building does not appear to be individually eligible for the California Register.

As noted above, it appears that the subject property is located within a potential historic district for the purposes of CEQA. Residential buildings that contribute to the overall character of the potential district are generally two-story, wood-clad buildings constructed in the Queen Ann Style, with the gable end of their pitched roofs oriented toward the street face. It appears that the period of significance for the potential historic district is 1907— 1910, the period of residential development immediately after the earthquake and fires of 1906. This pattern is established on both Clipper and Diamond Streets. Although the subject building was constructed within the potential district's period of significance, it does not appear to be consistent in size, scale, or architectural style with the structures that contribute to the potential historic district. As proposed, it does not appear that the alterations proposed for the subject property will negatively impact the potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: It appears that the subject building stands largely intact, and has not been significantly altered since the time of construction. As noted above, it does not appear that the subject building is individually eligible for the California Register.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

As noted above, it appears that the subject building is located within a potential historic district for the purposes of CEQA. However, it does not appear that the subject building is individually eligible for the California Register, nor does it appear to be a contributor to the district. As proposed, it does not appear that the alterations to the subject building will alter in an adverse manner those physical characteristics that justify the district's eligibility for the California Register.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it appears that the subject building may be located within a potential historic district, and that the proposed changes will not adversely impact the district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 2-11-08

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Michael E. Smith, Neighborhood Planner, SW Quadrant

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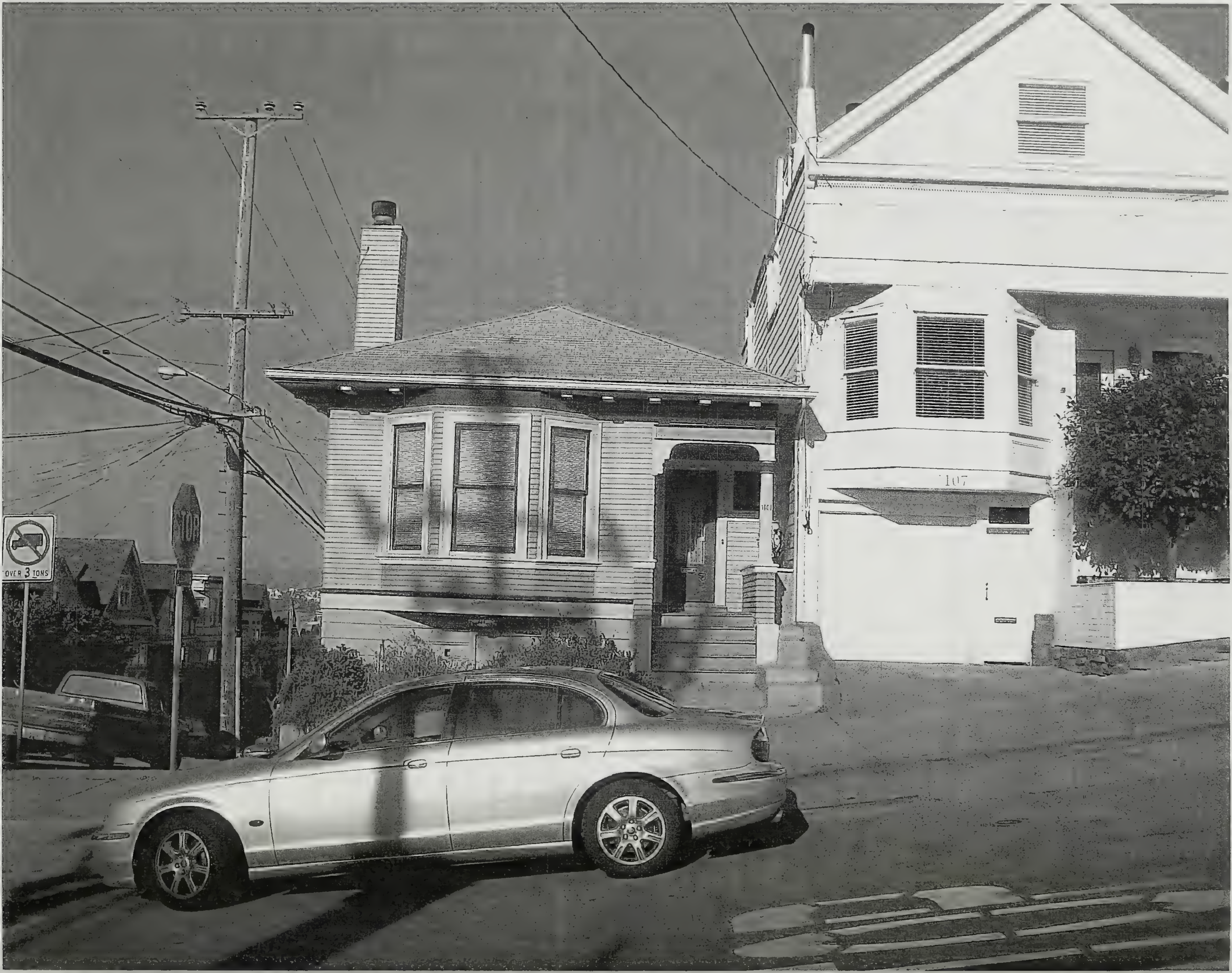
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SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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CA 94103-2479

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Information:
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Case No.:	2006.1300E
Project Title:	14-16 30th Street
Zoning:	RH-3 (residential, 3 units per lot) 40-X Height and Bulk District
Block/Lot:	6635/022
Lot Size:	3171.25 square feet
Project Sponsor	Rajiv Gujral (650) 875-8000
Staff Contact:	Jeanie Poling (415) 575-9072

Jean.Poling@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves the interior remodel and rehabilitation of an existing two-story over-basement residential building constructed in 1907. The subject property is on the north side of 30th Street between Mission Street and San Jose Avenue in the Outer Mission neighborhood. The existing building includes 1,711 square feet of storage and mechanical space on the ground floor, two dwelling units on the second floor, and three dwelling units on the third floor, with no off-street parking. The proposed project would reconfigure the building while maintaining the total number of five units; one unit would be relocated to the first floor. The project would result in a studio unit on the first level, a studio and a one-bedroom unit on the second level, and two one-bedroom units on the third level. The project would also replace all existing windows, the existing rear yard stairs, and the front steps and door leading down from the street to the ground floor. The entire building would be structurally reinforced, and the exterior façade details would be retained and repaired in kind. The project would not increase the subject building's height, bulk, or footprint and would not require any conditional use authorizations or variances.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)].

DOCUMENTS DEPT.

FEB 28 2008

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REMARKS:

Please see following page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

February 25, 2008
Date

cc:
Rajiv Gural, Project Sponsor
Jeanie Poling, Planning Department
Tim Frye, Southeast Quadrant, Planning Department
Supervisor Tom Ammiano
V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List
Sue Hestor

REMARKS (continued):

In evaluating whether the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first conducted an evaluation to determine whether historical resources are present, and, if so, if the proposed project would cause a substantial adverse change in the significance of the historical resource. The Planning Department also considered whether the proposed project is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*) as set forth in CEQA Guidelines Section 15331. The Planning Department's historical resource determinations are contained in the attached memorandum dated January 17, 2008.[1]

The subject property is on an approximately 3,171-square-foot lot on the north side of 30th Street west of Mission Street and east of San Jose Avenue. The building is a common two-story-over-basement Edwardian Flat, constructed in 1907 with classical details and ornamentation displayed on its primary façade. This building type is normally of frame construction; however, the subject building is constructed of reinforced concrete. The owner's use of this unique construction method in 1907 was most likely strongly influenced by the 1906 earthquake and fire.

Architects and engineers during the turn of the 20th century were beginning to use concrete in the development of residential and commercial projects. Irving Gill, who worked early in his career with the prestigious Chicago firm Adler & Sullivan, moved to San Francisco in 1893. He established a practice that was highly influenced by native and traditional building methods and materials. Gill had perfected a tilt-wall method of building construction for erecting reinforced concrete homes, and the influence of Gill is apparent in the choice of material and the method of construction of the subject building. Although the original architect is unknown and cannot be confirmed based on the information provided or a staff site visit, the fact that Gill does not appear to be the architect of the subject property cannot be confirmed without further research and investigation. Nonetheless, the subject property clearly reflects the belief that reinforced concrete homes at this time were a response to developing an "American" style of architecture but more importantly a method for designing and constructing a fireproof home that could also withstand regional seismic activity. Due to this unique choice of material and method of construction during this time period, Staff has determined that the subject property meets the Architecture and Events criteria of significance of eligibility for the California Register of Historical Resources and that it retains a high level of its historical integrity to meet the criteria.[2] The Planning Department thus determined that the property is a historical resource for the purposes of CEQA under Category B, Properties Requiring Further Consultation and Review, as defined in San Francisco Preservation Bulletin No. 16.

The Planning Department has determined that the proposed alterations would not alter the character-defining features that give the building significance as a historical resource and that the proposed project is consistent with the *Secretary's Standards.*

The proposed project may be found to be exempt from environmental review if other criteria are satisfied.

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[1] Memorandum from Tim Frye, Preservation Planner, to Brett Bollinger, Major Environmental Analysis Division of the Planning Department, *Historic Resource Evaluation Response,* January 17, 2008.

[2] Ibid.

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; therefore, the project would qualify for exemption under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect with regard to historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project is exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 14-16 30th Street
Block: 6635 Lot: 022
Case No.: 2006.1300E
Date of Review: January 17, 2008

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Tim Kelley
Company: Tim Kelley Consulting
Address: 2912 Diamond #330 SF 94131
Phone: 415-337-5824
Fax: 415-674-5558
Email:

Owner
Contact: Rajiv Gural
Address: 1 Bay Plaza, Bayshore Ste 630
Burlingame CA 94010
Phone: 650-875-8000
Fax: 650-899-1538
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
The proposal is for minor exterior alterations and interior alterations to the existing two-story over basement dwelling, constructed in 1907.

Pre-Existing Historic Rating / Survey
The subject building has not been included in any previous historic survey.

Historic District / Neighborhood Context
The subject building is an Edwardian two-flat structure with classical ornamentation centered in a row of traditional Queen Anne and Romantic Revival flats. The immediate surroundings along this busy, well-traveled street include a gas station and a supermarket.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1907

Notes: *The period of significance for the subject property is its 1907 construction date, which falls within the City's reconstruction period after the 1906 conflagration. The design and layout of the subject property is often identified as an Edwardian Flat building, based on its ornamented box cornice, rounded or slanted bays, raised entrance, and classically inspired details and motifs. This building type is normally of frame construction. While it is designed in a style that was commonly used during the reconstruction period and is still seen throughout San Francisco today, the subject building was built using a unique method of construction for residential architecture during this time period.*

It is important to note that the original architect is unknown at this time and any intent cannot be confirmed based on the information provided. Although the neighborhood of the subject property was well outside the path of destruction caused by the fire, staff believes that the owner's choice to construct a common two-story Edwardian Flat building in reinforced concrete in 1907 was strongly influenced by the 1906 earthquake and fire. For this reason, staff believes that the subject property meets the Events criterion of the California Register.

Staff also believes that the subject property qualifies under the Architecture criterion in that the building represents a unique method of residential building construction during this period. The subject property is a common two-story Edwardian Flat with classical details and ornamentation displayed on its primary façade. Both the design and plan display the characteristics of an urban two-flat constructed in the Bay Area from 1900 until 1920. Staff disagrees with the report's statement that, "...the building is an evolutionary dead end, and its unusual use of concrete construction is not historically significant."

A number of architects and engineers during the turn of the 20th-centrury were beginning to use concrete in the development of residential and commercial projects. Irving Gill, who worked early in his career with the prestigious Chicago firm Adler & Sullivan, moved to San Francisco in 1893. He established a practice that was highly influenced by native and traditional building methods and materials. Gill had perfected a tilt-wall method of building construction for erecting reinforced concrete homes and the influence of Gill is apparent in the choice of material and the method of construction of the subject building. He also argued that concrete was a sanitary and fireproof building material that could be finished in a manner that would make it suitable for use in residential construction without creating a cold or damp environment.

A staff site visit did not yield any clues that would confirm that the subject property is part of Gill's oeuvre; the lateral walls appear to be constructed of brick and mortar; the concrete floor slab appears rough and unfinished under historic wood flooring that would pose that they were always meant to be covered; and the interior woodwork and doors are not constructed flush with the interior walls. Despite this information, the fact that Gill does not appear to be the architect of the subject property cannot be confirmed without further research and investigation. Nonetheless, the subject property clearly reflects the belief that reinforced concrete homes at this time were a response to developing an "American" style of architecture but more importantly a method for designing and constructing a fireproof home that could also withstand regional seismic activity.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: *Based on a staff site visit and the supplied information the property appears to have been subjected to only minor alterations. The interior plan was revised from a two-flat into a five-unit single room occupancy building. Minor exterior alterations include the installation of casement windows and a fire escape at the second floor street elevation. Overall the subject property* *maintains its overall scale, form, footprint, exterior details, cornice, and entry configuration. Staff believes that the subject property retains a high level of its historic integrity to meet the criteria.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: *The character-defining features of the property are identified as all exterior elevations, including rooflines visible from the public rights-of-way, including the cornice, first floor windows, raised entry and configuration, bracketed bays, string coursing, rusticated base and scored façade to mimic a quarried ashlar. Additionally, the subject property's retains a similar scale to the adjacent buildings in the immediate area, particularly the frame examples of the building on the same side of 30th Street on its immediate block.*

The proposal includes interior alterations and minor exterior alterations to provide a second means of egress. The alterations proposed shall not create a significant adverse impact upon the resource and meets the Standards, particularly, Standards:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

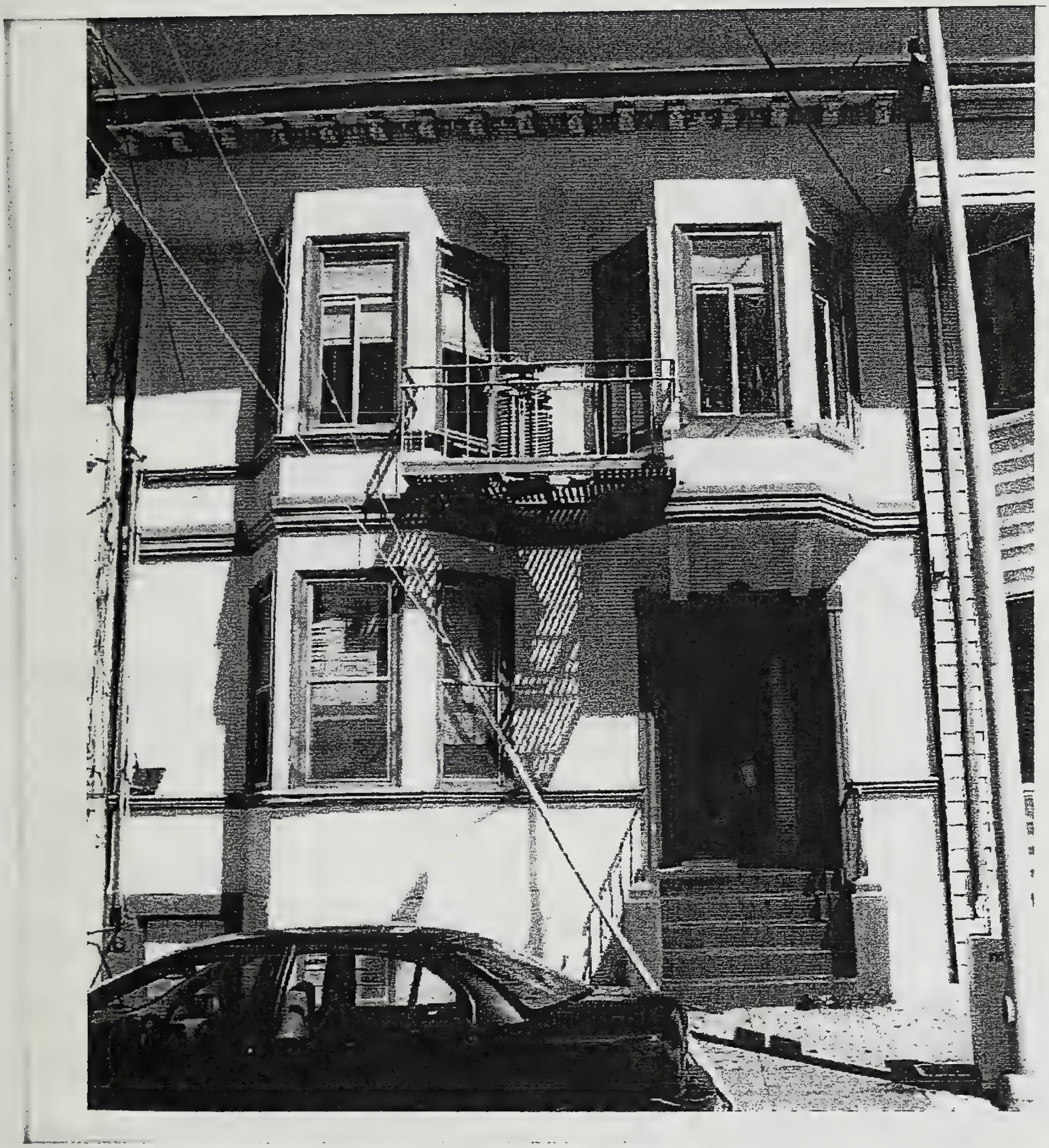
Notes:

PRESERVATION COORDINATOR REVIEW

Signature_______________ Date: 1-18-08

Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd, Historic Resource Impact Review File



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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	February 15, 2008
Case No.:	**2007. 0816E**
Project Title:	**894 Folsom Street**
Zoning:	RSD (South of Market – Residential/Service District) 40-X/85-B Height and Bulk District
Block/Lot:	3733/028
Lot Size:	2,000 square feet
Project Sponsor	Amy Man/Jerry L. Winges, Authorized Agent for Owner Mr. and Mrs. Cheung, (650) 343-1101
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The 2,000 square-foot project site is located on the north side of Folsom Street between 4th and 5th Streets in San Francisco's Western South of Market District (SoMa). The existing building on the site, which was constructed in 1925, is an approximately 3,600-gross-square-foot, two-story commercial building.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

February 25, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc:

Amy Man/Jerry Winges, Project Sponsor
Pilar LaValley, Planning Dept.
Chris Daly, District 6, Board of Supervisors
Historic Distribution List
Virna Byrd, M.D.F.

Bulletin Board
Exemption File

DOCUMENTS DEPT.
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PROJECT DESCRIPTION (Continued):

The proposed project would involve the conversion and addition to the existing commercial building into a 3,780 square foot, two-story, mixed-use building with the addition of one-dwelling unit over the existing ground floor commercial space. The existing commercial building has been vacant for approximately one and one-half years and was previously used as a print shop with offices. The existing commercial building is 23 feet in height and the proposed project would extend the building to 28 feet in height. Additionally, one off-street parking space is currently available for the existing commercial building and would be relocated west of the existing space as part of the proposed conversion. The proposed project would require a curb cut permit for the relocated off-street parking space. The existing curb-cut would be converted to a curb with an adjacent street metered parking space, therefore no net loss of street parking would result with the project.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 894 Folsom Street is a historical resource as defined by CEQA. In a memorandum dated December 31, 2007, the Planning Department determined that the existing structure on the subject property, which has no historical ratings, is not an historical resource as defined by CEQA.[1]

As described in the memorandum, the subject property does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons, or architecture.[2] Although the subject building retains integrity with respect to location and setting, it lacks integrity with respect to association, design, workmanship, feeling and materials. For these reasons, the conversion of the commercial building into a mixed-use building at 894 Folsom Street would not result in significant effects on an individual historic resource.

The subject building is a 3,600-square-foot, two-story, commercial building, which was constructed in approximately 1925. The building is comprised of a concrete slab foundation, reinforced concrete frame, flat roof with three skylights, and minimal amounts of decorative elements. The facade consists primarily of windows and gabled parapet tops which face southeast and abuts the building. Additionally, significant exterior alterations have been made to the subject property.

The immediate neighborhood to the subject property is characterized by a mixture of residential flats and low-rise industrial buildings, primarily constructed during the 1906-1929 post-earthquake South of Market (SoMa) construction boom, as well as several contemporary office and residential buildings. A number of the older buildings have contemporary alterations and the visual continuity is mixed in terms of style, height, and materials. The area surrounding the subject property has been identified as a potential Light Industrial & Residential historic district in the South of Market Historic Context Statement, prepared by Kelley and VerPlanck, and adopted by the Landmarks Preservation Advisory

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[1] Historic Resource Evaluation Response Memorandum for 894 Folsom Street from Pilar LaValley, Preservation Planner, to Joy Navarrette, Major Environmental Analysis December 31, 2008. A copy of this memorandum is attached.

[2] Ibid.

Board on April 2, 2007. A further historic survey to document and further define this potential district is ongoing. While the exact boundaries of the district are yet to be determined, the subject property lies within an area that includes a high concentration of early 20th–century industrial and residential structures. However, due to the significant exterior alterations, the subject property does not qualify as a contributor to the potential Light Industrial and Residential historic district, which was identified in the SoMa Historic Context Statement. Therefore, the proposed project would not have an adverse effect on off-site historical resources.[3] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Due to proposed foundation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated November 30, 2007, the Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits present at the project site.[4] The foundation work has the potential to disturb soils. However, the proposed ground disturbance is limited to areas previously disturbed. Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

Land Use

The proposed project is within the RSD (Residential/Service Mixed-Use District) zoning district. The RSD district serves as a major housing opportunity area within the South of Market District. The district controls are intended to facilitate the development of high-density, mid-rise housing, including residential hotels and live/work units, while encouraging the expansion of retail, business service and commercial and cultural arts activities. Residential use is a principal use within this area. In this district, one dwelling unit is permitted for every 200 square feet of lot area. The project site is 2,000 square feet. Therefore, up to ten residential units would be permitted on the project site. The proposed project would construct a mixed-use building with one-dwelling unit over ground-floor commercial, thereby complying with the RSD zoning district..

In 1999, the Planning Commission adopted interim zoning controls for the City's industrially zoned land, including the project site, for a period of 15 months. These interim zoning controls created an Industrial Protection Zone (IPZ) and Mixed-Use Housing Zones (MUHZs). These controls emphasized protection of industrial uses, including the project site.[5] The interim controls expired in July 2001, but the intent of the controls became Planning Commission policy through Planning Commission Resolution 16202, adopted August 9, 2001. In this resolution, former MUHZs became a Mixed-Use Housing Zone, where mixed-use housing development, which maximized allowable residential density and affordability standards, was encouraged.

In late 2001, the Planning Commission directed the Planning Department to initiate the Eastern Neighborhoods community planning process to address the broad range of issues involved in formulating permanent controls for the City's remaining industrially zoned lands and the residential and commercial neighborhoods surrounding them. One of the community process goals was to work collaboratively with the neighborhoods in the vicinity of these industrially zoned lands to develop rezoning proposals that would achieve both neighborhood and citywide land use objectives. A *Rezoning Options Workbook* with three rezoning options resulted from this effort. As stated above, the project site is on the north side of Folsom Street between 4th and 5th Streets. The project site is just outside the boundary of the Eastern Neighborhoods community planning area, and therefore, is not included in any of the proposed rezoning options. The Eastern Neighborhoods rezoning options draft environmental impact report (DEIR) was published June 30, 2007 and is expected to be finalized in the spring of 2008.

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[3] Ibid.

[4] Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Andrea Contreras, San Francisco Planning Department, November 30, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0816E.

[5] San Francisco Planning Commission Resolution No. 14861, adopted August 5, 1999.

In February 2004 as part of the Eastern Neighborhoods community planning effort, it was determined that Western SoMa would complete its own community planning process separate from that of the Eastern Neighborhoods. Planning Commission Resolution 16727 exempted Western SoMa from the Eastern Neighborhoods community planning process.[6] On May 6, 2004, the Commission adopted Resolution 16783, which amended the boundaries of the SoMa as addressed under Resolution 16727. The project site was included within the new Western SoMa boundary. On November 23, 2004, the San Francisco Board of Supervisors (the Board) established the Western SoMa Citizens' Planning Task Force (the Task Force) in order to inform the Board and the Planning Commission on planning issues for Western SoMa, including the project site, as well as to perform a number of planning-related tasks that would facilitate the development of zoning controls for this area.[7] Western SoMa is comprised largely of parcels that were formerly within the Eastern Neighborhoods area.

The Western SoMa Task Force will continue to conduct a community planning process to recommend policies that meet the Western SoMa community goals and are consistent with the planning principles adopted by the Task Force in August 2006.[8] To facilitate implementation of approved policies, the Board of Supervisors amended the Planning Code on July 25, 2006 to establish the Western SoMa Planning Area Special Use District (Western SoMa SUD), the area subject to the community planning recommendations of the Task Force.[9]

One focus of the Task Force is to recommend policies for the preservation of residential uses for the area's existing residents. In particular, the Task Force is developing policies to preserve affordable housing and residential uses along the alleys and side streets.[10] As part of this effort, Task Force planning responsibilities include conducting an analysis of existing residential clusters and the development of policies for their preservation, particularly in Residential Enclave Districts (REDs), which include clusters of low-scale, medium density, predominantly residential areas that are usually located along the narrow side streets in the South of Market area. The Task Force is also developing policies to build on the existing mixed used character that encourages production of residential uses in areas most appropriate for new housing with a proximate mix of uses and services serving local needs and thereby developing a complete neighborhood. Portions of Folsom Street and Harrison Street between 4th and 5th Streets are zoned RSD. The north side of Folsom Street near between 4th and 5th Streets, including the project site, is one of a couple areas within Western SoMa with a concentration of mixed uses that may be considered for rezoning to a Western SoMa Mixed-Use (W SoMa MU) or another mixed-use designation in the future as part of the Western SoMa community planning effort. The proposed project is consistent with existing RSD zoning and would be consistent as a mixed-use in the event the site is rezoned for mixed-use only.

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[6] Planning Commission Resolution 16727, adopted by the Planning Commission February 12, 2004.

[7] Information regarding the goals and activities of the Western SoMa Citizens Planning Task Force is available at: http://www.sfgov.org/site/westernsoma_index.asp. Accessed online February 13, 2008.

[8] *Planning Principles.* Adopted by the Western SoMa Citizens Planning Task Force August 23, 2006. Accessed online February 13, 2008 at http://www.sfgov.org/site/uploadedfiles/westernsoma/documents/WSoMaPlanningPrinciples.pdf

[9] San Francisco Board of Supervisors. Ordinance 206-06, passed July 18, 2006; approved July 25, 2006.

[10] San Francisco Board of Supervisors. Resolution 731-04, adopted November 23, 2004.

In its February 2006 appeal decision regarding a proposed project at 2660 Harrison Street, the Board of Supervisors found that, in the absence of the pending analysis of cumulative land use impacts in the Eastern Neighborhoods Area Environmental Impact Report (EIR), additional analysis would be required for individual projects to address the following: 1) the potential of a proposed project to contribute to a cumulative loss of PDR[11] (production, distribution, and repair) jobs and businesses; 2) the potential of the proposed project to cause conflicts between industrial and other uses; and 3) the potential of a proposed project to adversely affect the City's ability to meet its housing needs as expressed in the City's General Plan. In a March 31, 2006 memorandum to the Planning Commission, the Environmental Review Officer indicated that these criteria would be used to analyze individual projects in the Eastern Neighborhoods planning area on a case-by-case basis to determine if an EIR would be required to examine a project's cumulative land use impacts. The Memorandum to the Planning Commission concluded that proposed projects within the Eastern Neighborhoods planning area that clearly would not meet the following criteria: 1) displace PDR uses; 2) reduce or eliminate future PDR land supply or building space; 3) create or contribute to land use conflicts; or 4) contribute to a cumulative adverse effect on the City's ability to meet its housing needs as expressed in the City's General Plan, would not be required to prepare EIRs.

The proposed project is not within the Eastern Neighborhoods community planning area, however, for the analysis purposes, will be treated similarly. The project is included within the Western SoMa community planning area, a plan that seeks to enhance that neighborhood's urban mixed-use potential. The goals of the Western SoMa Task Force include recommending policies for the preservation of service and light industrial jobs, but preservation of housing is also a priority. The project site, located along a major mixed-use street, would be an unlikely location for future PDR use. The proposed project would alter the existing commercial building by adding one residential unit on the second floor.

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[11] Other overlay areas do address the loss of PDR and recommended replacement ratio. In the Housing/PDR overlay area, PDR space is recommended to be located on the ground floor and a net loss of PDR is discouraged for projects located on lots greater than 5,000 sf. For lots less than 5,000 sf, a 1:4 replacement ratio (PDR sf : non-PDR sf) is recommended if it results in at least 2,000 sf, otherwise replacement should not be required.

The existing approximately 3,600 gsf building on the project site was last occupied by a print shop. The existing building provided approximately 1,750 square feet of PDR space and 1,050 square feet of office space. The previous PDR use of the building would be considered a light manufacturing, wholesale sales, and storage under *Planning Code* Section 890.54. Under Resolution 16727 PDR definitions (Appendix D), printing and publishing operations could be considered in the "light" PDR category. The existing building has remained vacant for approximately one and one-half years, and therefore the proposed project would not directly displace an existing PDR use. Although the proposed policies for the Western SoMa Mixed-Use District do not address the loss and/or replacement of PDR, the proposed project would include one PDR business, for a total of approximately 1,725 square feet, nearly a 1:1 replacement ratio of PDR use. The proposed project would therefore not contribute to future loss of industrial-zoned land or PDR land supply. Located in a mixed-use residential, office, commercial area with some light industrial uses remaining in the neighborhood, the proposed project would not create or contribute to additional land use conflicts. Light PDR proposed by the project is defined in Resolution 16727 as being "compatible with housing". Since the proposed project includes fewer than five dwelling units, it is not subject to the City's Residential Inclusionary Affordable Housing Program, as outlined in Section 315 of the *Planning Code*. While the proposed project would not increase the number of affordable dwelling units in the area, it would contribute one dwelling unit to the City's housing supply, increasing the number of dwelling units in the Western SoMa area. Thus, the proposed project would be consistent with the goals of the City's *General Plan* Housing Element, meant to increase the amount of housing in San Francisco. Therefore, the project is consistent with other mixed-use developments in the surrounding mixed-use urban neighborhood and would not conflict with any existing or proposed industrial uses.

Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Additionally, Class 1(e) provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is les. Additionally, in urbanized areas where all public services and facilities are available, an addition not exceeding 10,000 square feet are exempt from environmental review. The proposed project would result in the conversion and addition of a 3,600 square foot two-story commercial building into a 3,780 square foot, two-story, mixed-use building with one-dwelling unit over a ground floor commercial space. Therefore, the proposed addition of a new single-family residence is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA and would not displace any PDR uses, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Suite 400
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CA 94103-2479

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Planning
Information:
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MEA Planner: Joy Navarrete
Project Address: **894 Folsom Street**
Block/Lot: 3733/028
Case No.: **2007.0816E**
Date of Review: December 31, 2007
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to alter the existing two-story, reinforced concrete commercial building to accommodate ground floor commercial space with one residential unit above. One off-street parking space will be provided.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property does not appear to have been previously surveyed.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located mid-block on the north side of Folsom Street between 5th and 6th streets in Eastern SoMa. Adjacent properties contain a one-story contemporary building and a surface parking lot. The immediate neighborhood is a mixture of residential flats and low-rise industrial buildings, primarily constructed during the 1906-1929 post-earthquake SoMa construction boom, as well as several contemporary office or residential buildings. A number of the older buildings have contemporary alterations. Visual continuity is mixed in terms of style, height, and materials.

The area surrounding this property was identified as a potential Light Industrial & Residential historic district in the South of Market Historic Context Statement, prepared by Kelley & VerPlanck, and adopted by the Landmarks Preservation Advisory Board on April 2, 2007. A historic resource survey to document and further define this potential district is ongoing. While the exact boundaries of a district are yet to be determined, the subject property lies within an area that includes a high concentration of early 20th-century industrial and residential structures.

Historic preservation consultants, Carey & Co.., prepared the Historic Resource Evaluation report for the project, which is referenced throughout the HRER.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Staff concurs with Carey & Co. report that the subject property does not appear individually eligible for listing on the California Register under any criterion. Staff also concurs that due to significant exterior alterations, the subject property does not qualify as a contributor to the potential Light Industrial and Residential historic district, which was identified in the SoMA Historic Context Statement.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Review of Carey & Co. report as well as photographs and building permit information, indicates that the front façade of 894 Folsom has been substantially altered. Substantial alterations appear to have occurred in the 1960s and 1990s with the result that no original decorative features of the façade remain extant. Based on this assessment, staff believes that the building retains poor historic integrity from the period of significance of the potential historic district.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   ☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
   Optional: ☐ See attached explanation of how the project meets standards.

   ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

   As currently proposed, alteration of the existing building appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* (*Secretary's Standards*), particularly Standard 9. As recommended in Standard 9, the new construction is clearly differentiated from the old and is compatible with the historic materials, features, size, scale and proportion, and massing of the surrounding potential historic district. As a compatible infill building, the proposed project is not anticipated to result in an adverse effect on off-site historical resources.

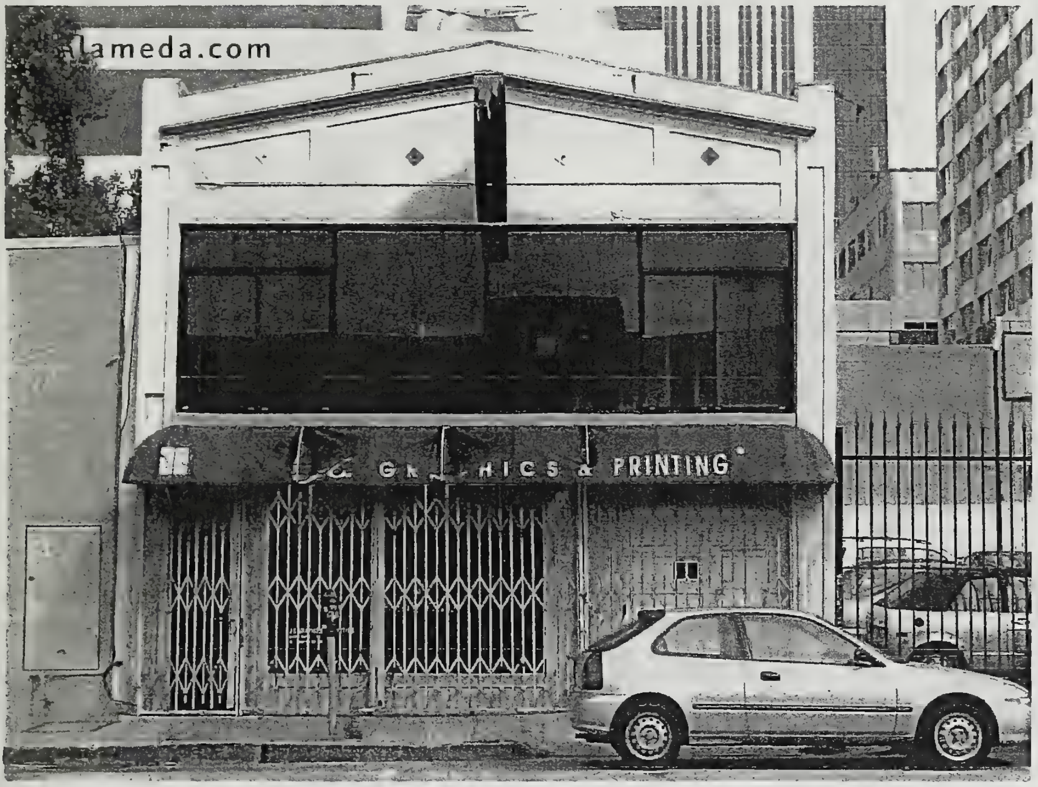
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 1-2-08
Mark Luellen, *Preservation Coordinator*

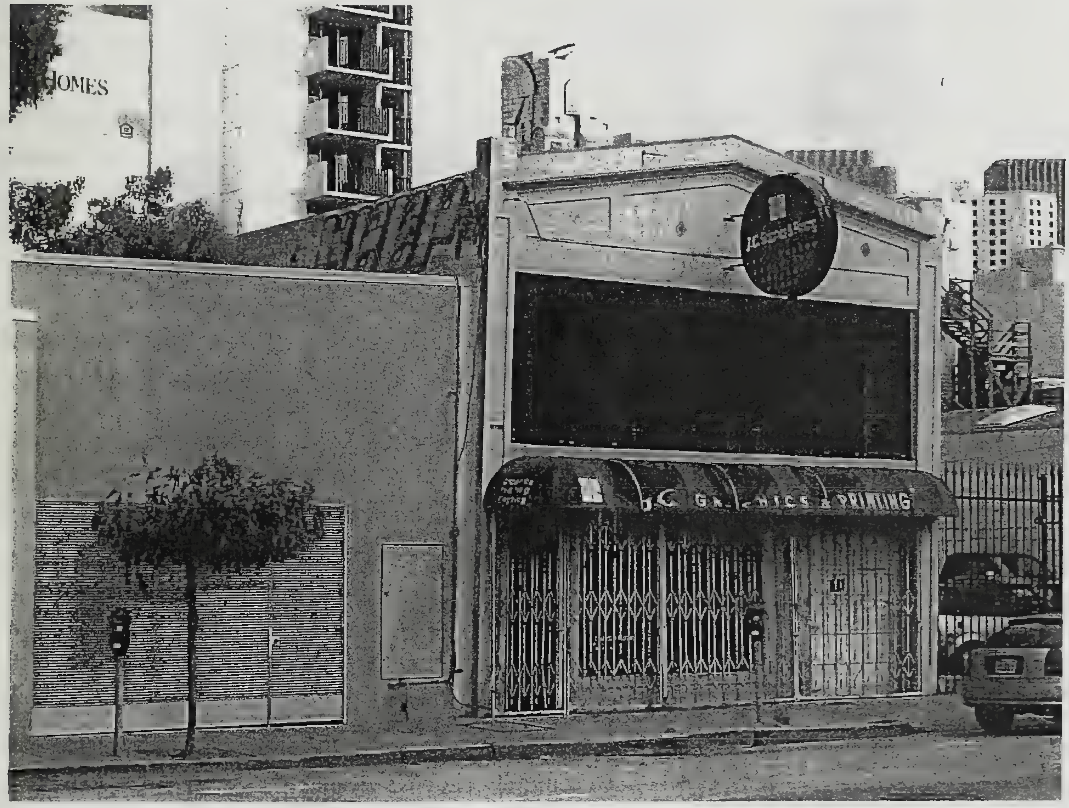
cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\Folsom_894_2007.0816E.doc

3. Images


alameda.com
GRAPHICS & PRINTING

South façade, looking north. Carey & Co., July 2007.


HOMES
GRAPHICS & PRINTING

South and west facades, looking northeast. Carey & Co., July 2007.

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: Ted Bolivar & Mark Silva Tel. No.: 415.269.7913

Address: 61-63 Pond Street Fax No.: N/A

San Francisco, CA 94114

Project Contact: Daren Iguchi, John Lum Architecture Tel. No.: 415.558.9550 X.10

Address: 3246 17th Street Fax No.: 415.558.0554

San Francisco, CA 94110 Email: daren@johnlumarchitecture.com

Site Information

Site Address(es): 61-63 Pond Street

Nearest Cross Street(s): Between 16th Street & 17 Street

Assessor's Block(s)/Lot(s): 3564/ 055 Zoning District(s) RH-2

Site Square Footage: 1,718.00 Height/Bulk District(s): 30' @ front, 40' max.

Present or Previous Use of the Site: Two-Unit Residential Building

Does the project site have an average slope greater than 20 percent? No

Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. No

58
59
26/08

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

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Project Description

Please Check All That Apply:

[✓ ? Addition] ? Change of Use ? New Construction ? Lot Split/Subdivision

[✓ ? Alteration] ? Demolition ? Zoning Change ? Other

Please Describe Proposed Use: Two-Unit Building - Remodel & Rear Extension

Estimated Construction Cost: $580,000

Previous Environmental Review: No Case No.: N/A

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Yes, new exterior stair case with in 25% req'd. rear yard.

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

Existing two-unit building located at 61-63 Pond Street, existing gross sq.ft.= 2,951, top of existing roof structure =26'-8", existing property has one off-street parking space. Proposed Scope of work is remodel & rear extension of the two-unit building, new gross sq.ft.=758, the center line of new roof=38'-2", no new off-street parking.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

Case No. 07.1439E

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	X
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	X
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	X
Check payable to San Francisco Planning Department	X
Application signed by owner or agent	X
Letter from property owner(s) authorizing agent to sign Application	X
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	X
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	X
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: Daren C. Iguchi Date: 1·29·08
Agent or Owner

Print full name of applicant: Daren Iguchi

(This space for staff use only)

Fees: ? $______ Exemption Stamp ? $______ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNIN
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e) - Existing Facilities - Additions to existing structures provided that the addition will not result in an increase of more than 10,000 sq.ft.

V. Wise 2/26/08
VIKTORIYA WISE

Case No. 07.1439E

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: **February 21, 2008**

TO: **Viktoriya Wise, Major Environmental Analysis**

FROM: **Sophie Middlebrook, Preservation Technical Specialist**

RE: **61 Pond Street, Case No. 2007.1439E**

Information submitted by the Project Sponsor indicates that the proposed vertical addition to the subject property will be not be visible from public rights-of-way and does not constitute a significant impact to the existing structure. The proposed third-story penthouse addition appears to be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

The subject property is located at 61-63 Pond Street, on Assessor's Block 3564, Lot 055. The existing two-unit subject building measures approximately 2,951 square feet and two-stories with a maximum height of 26'8".

As noted above, it appears that the proposed addition appears to be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*. Specifically, the proposed project appears to meet the following *Standards for Rehabilitation*:

- **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

  No change of use is proposed for the subject property.

- **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

  The historic character of the subject property will be retained. Neither the proposed vertical addition nor the horizontal addition at the rear will be visible from public rights-of-way, and will not significantly alter features, spaces, or spatial relationships that characterize the existing subject building..

- **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

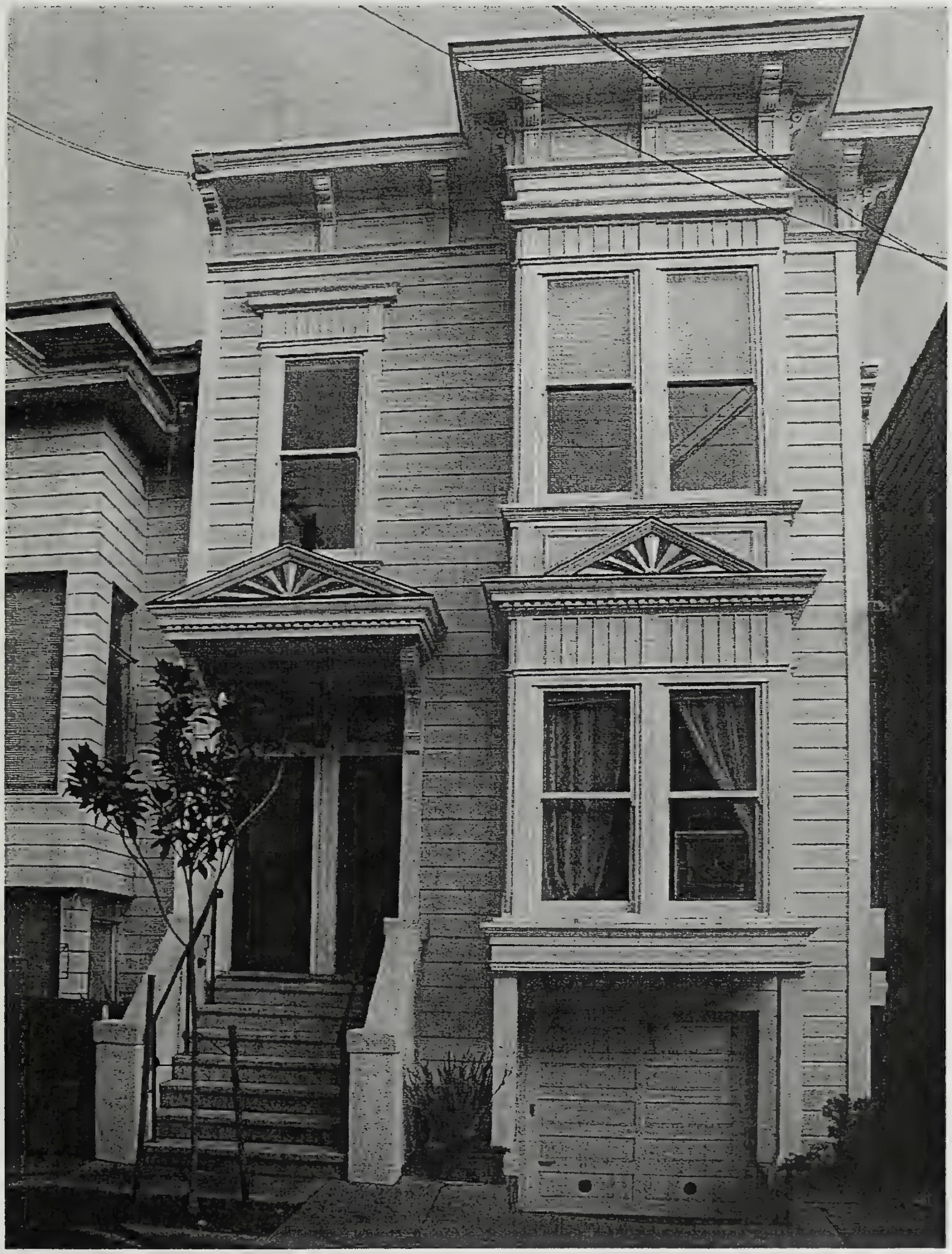
Distinctive materials, features, finishes, and details will be preserved. The proposed addition will be concealed from public rights-of-way, and will not impact distinctive materials, features, finishes, or construction techniques.

- **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

  The proposed addition will be differentiated from the existing structure. As noted above, the proposed alterations will not be visible from public rights-of-way. The proposed addition is compatible in size, massing, scale and architectural features with the existing subject building.

- **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

  If the addition is removed in the future, the essential form and integrity of the subject building and its environment would be unimpaired.



SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

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CA 94103-2479

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0076E**
Project Title:	**52 Bradford Street**
Zoning:	RH-1 (Residential House District, One-Family) 40-X Height and Bulk District
Block/Lot:	5632/010
Lot Size:	1,750 square feet
Project Sponsor	Justin Cipriani 415 905-9030
Staff Contact:	Jeanie Poling – 415 575-9072 Jean.Poling@sfgov.org

PROJECT DESCRIPTION:

The subject parcel is located on the west side of Bradford Street between Bernal Heights Boulevard and Mayflower Alley (an unimproved, steep mid-block alley used as a community garden), on the eastern slope of Bernal Heights. The proposed project is an addition and alteration of an existing single-family residence constructed in 1907. The project would increase the existing 855-square-foot building by 765 square feet to 1,620 square feet by adding a new third floor and enlarging the first floor (garage) level. The first (garage) level would be expanded by 7′ by 10′ to allow for a second car. The second level would be reconfigured to provide a new bathroom, and a third floor with an office, master suite, and bathroom would be added.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1)).

DOCUMENTS DEPT.

MAR - 4 [illegible]

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

February 29, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc:
Justin Cipriani, Project Sponsor
Jeanie Poling, MEA Division
Pilar LaValley, Neighborhood Planning Division
Supervisor Tom Ammiano, District 9

Virna Byrd, M.D.F.
Exclusion/Exemption
Historic Preservation Distribution List
Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department's Preservation staff determined that the residence is not associated with significant events, persons, or architecture. The building is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Staff has further determined that although the subject building was constructed during a timeframe typified by late Victorian and Craftsman architecture, the building is not detailed in either of the two styles. In addition, the building has been substantially altered since its original construction and has a low level of historical integrity. Therefore, the Planning Department's Preservation staff has determined that the subject building is not a historical resource for purposes of CEQA. In addition, it does not appear that the area is eligible for listing as a historic district; therefore the proposed project is not anticipated to have an adverse effect on offsite historical resources (see attached Historic Resource Evaluation Response memorandum).[1]

State CEQA Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area before the addition, or 2,500 square feet, whichever is less. The proposed project would add 765 square feet to an existing 855-square-foot building, resulting in a 1,620-square-foot building. Therefore, the project would qualify for exemption from further CEQA review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historical resource for purposes of CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Pilar LaValley, Historic Preservation Technical Specialist, to Jeanie Poling, Environmental Planner, February 8, 2008.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Jeanie Poling
Project Address:	**52 Bradford Street**
Block/Lot:	5632/010
Case No.:	**2008.0076E**
Date of Review:	February 8, 2008
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 | pilar.lavalley@sfgov.org

---

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is a substantial alteration of existing single-family residence, including vertical and horizontal additions increasing the square footage of building from 855 square feet to 1,602 square feet. The project is depicted in architectural plans, dated 6/12/07, and prepared by Toby Long Design.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water Company records indicate that the building was constructed around 1907. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the Bernal Heights neighborhood on the west side of Bradford Street on the block bound by Bernal Heights Boulevard and Mayflower Alley, which is in an unimproved, impassible alley used as open space. The immediate context is one-story-over-basement row housing with flat or low sloping roofs and several 2 ½ or 3-story residences. Based on Sanborn maps and architectural character it appears that the majority of the surrounding buildings were likely constructed circa 1930-1940.

The Historical Resource Evaluation Report was prepared by KDI Land Use Planning, dated 10/12/07.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*
   Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the house is eligible for the California Register based on any of the four criteria for evaluation:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

It appears that the subject building was constructed in 1907, shortly after the 1906 earthquake. However, the subject building does not appear to individually embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," nor is the subject building located in a potential historic district based on post-quake development. Sanborn maps indicate that development on the adjacent blocks occurred largely after 1914 and the character of surrounding buildings suggests that construction was most concentrated in the 1930's.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story over basement, wood frame structure clad in asbestos siding. The cross gable roof has overhanging eaves. A raised entry, which projects from the façade, is centered in the southern portion of the façade with a gable roof porch. An aluminum window flanks either side of the entrance and a garage opening is tucked into the south corner of front façade.

The construction date of 1907 places the building in a timeframe typified by late Victorian and Craftsman architecture; however, the building is not detailed in either of the two styles. The building may be described as a simple bungalow in a vernacular style that is not historically significant.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The building has been altered quite a bit since its original construction. The footprint has expanded several times, the front porch appears to have been added, windows have been replaced, and original cladding has been replaced. The building appears to have a low level of integrity.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Notes: Not applicable.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the area is eligible for listing as an historic district, and the proposed project is not anticipated to have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 2-14-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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52 Bradford St

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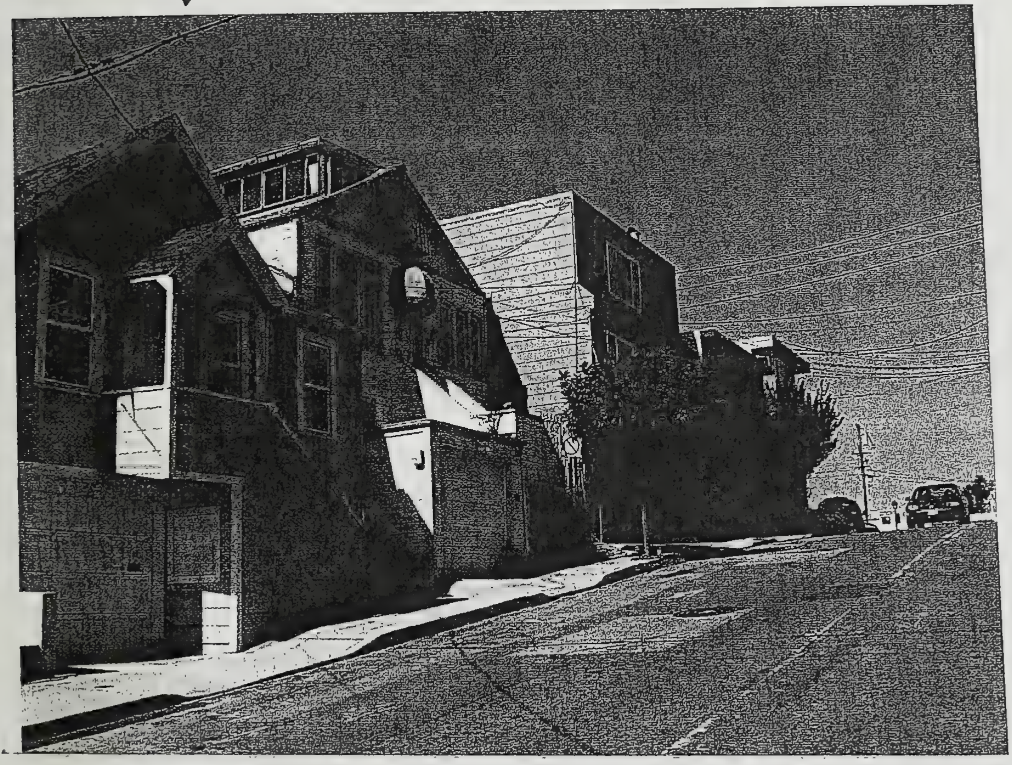

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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Planning
Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	February 28, 2008
Case No.:	**2007. 1399E**
Project Title:	**3157 Steiner Street**
Zoning:	RH-2 (Residential House District, Two-Family) 40-X Height and Bulk District
Block/Lot:	0514/002
Lot Size:	Approximately 2,500 square feet (sq. ft.)
Project Sponsor	Steve Rajninger, Authorized Agent for Owners Joseph and Mary Toboni 415-495-1776
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The project site is located at 3157 Steiner Street on an approximately 2,500 sq. ft lot in the Marina District. The proposed project would demolish most of the existing two-story, single family dwelling, including the front façade, north side walls, rear wall and interior walls. The existing structure is approximately 2,100 sq. ft., 18 feet in height, and has two off-street parking spaces. The project also proposes to add a third story and approximately 25 feet to the rear, for a resulting structure that is three-stories, two-units, and approximately 4,300 sq. ft. The proposed residence would be approximately 35 feet in height, and the number of off-street parking spaces would remain at two.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

March 3, 2008
Date

cc:
Steve Rajninger, Project Sponsor
A. Starr & A. Contreras, Planning Dept.
David Lindsay, NW Quadrant, Planning Department
Michela Alioto-Pier, District 2, Board of Supervisors
V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA.[1]

The project site is located in the Marina District, on the west side of Steiner Street between Greenwich and Filbert Streets. The subject block contains potential and known historic resources including three buildings on the immediate block face. However, the block lacks any unified style or boundary that would define a historic district. In addition, many of the buildings on the subject block have been altered to the point of losing any historical significance.[2]

The Planning Department evaluated the existing 2,100 sq. ft. residential building constructed in 1907, and found that it had been significantly altered and that it is not a historic resource as defined by the California Historic Register criteria. Although built in the Edwardian era, the subject property's facade has been altered several times, thereby reducing its historic integrity to a fair to poor level.[3] Therefore, its demolition would not result in a significant effect on an individual resource.

For the reasons stated above, the building at 3157 Steiner Street is not a historic resource for the purposes of CEQA. As such, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

The proposed construction of a vertical and horizontal addition to a residential building would include a third story, 25 feet to the rear, and approximately 2,200 sq. ft. of additional space. CEQA Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designated for not more than six dwelling units. Therefore, the proposed construction of a two-unit residence is exempt from environmental review under Class 3(b).

---

[1] Memorandum from Aaron Starr , Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 3157 Steiner Street, January 23, 2008. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Andrea Contreras
Project Address: **3157 Steiner Street**
Block/Lot: 0514/002
Case No.: **2007.1399E**
Date of Review: January 23, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr.@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes demolishing most of the existing 2-story, 1-unit building including the front façade, north side walls, rear wall and interior walls, and constructing a 3-story, 2-unit dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1907. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Steiner Street between Greenwich and Filbert Streets in the City's Marina District. There are several potential and known historic resources on the subject block including three on the subject block face. However, while many of the buildings on the block were all built during the Victorian or Edwardian, they are not unified in style or massing. Furthermore there is no obvious boundary that would define a district in the neighborhood, and many of the buildings on the block face have been compromised to the extent that they no longer convey their period of significance.

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1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Built in the Edwardian era, the subject building is a simple two-story building clad in stucco with an eclectic mix of styles, including a neo-classical cornice, Italianate arched entry surround and craftsman style windows. There are also some applied ornamental panels below the windows that do not look integral to the buildings' architecture. The building has gone through several alterations during its lifetime, as is evident from the mix of styles present on the façade. One of those changes was the removal of the ground floor store front which was replaced with two garage doors on either side of the raised entry. Most likely the cornice, central entry and fenestration pattern are the only original features left on the building.

Criteria A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

While the subject building is charming, it does not embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Criteria D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks		**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks		**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks		**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks				

Substantial loss of the historic integrity of the subject building was caused by several alterations to he building's façade. Removing the historic cladding and changing the exterior cladding to stucco, removing the ground floor storefront, and altering the main entrance by creating an arched entry. Because of these changes, staff believes the subject building has fair to poor historic integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

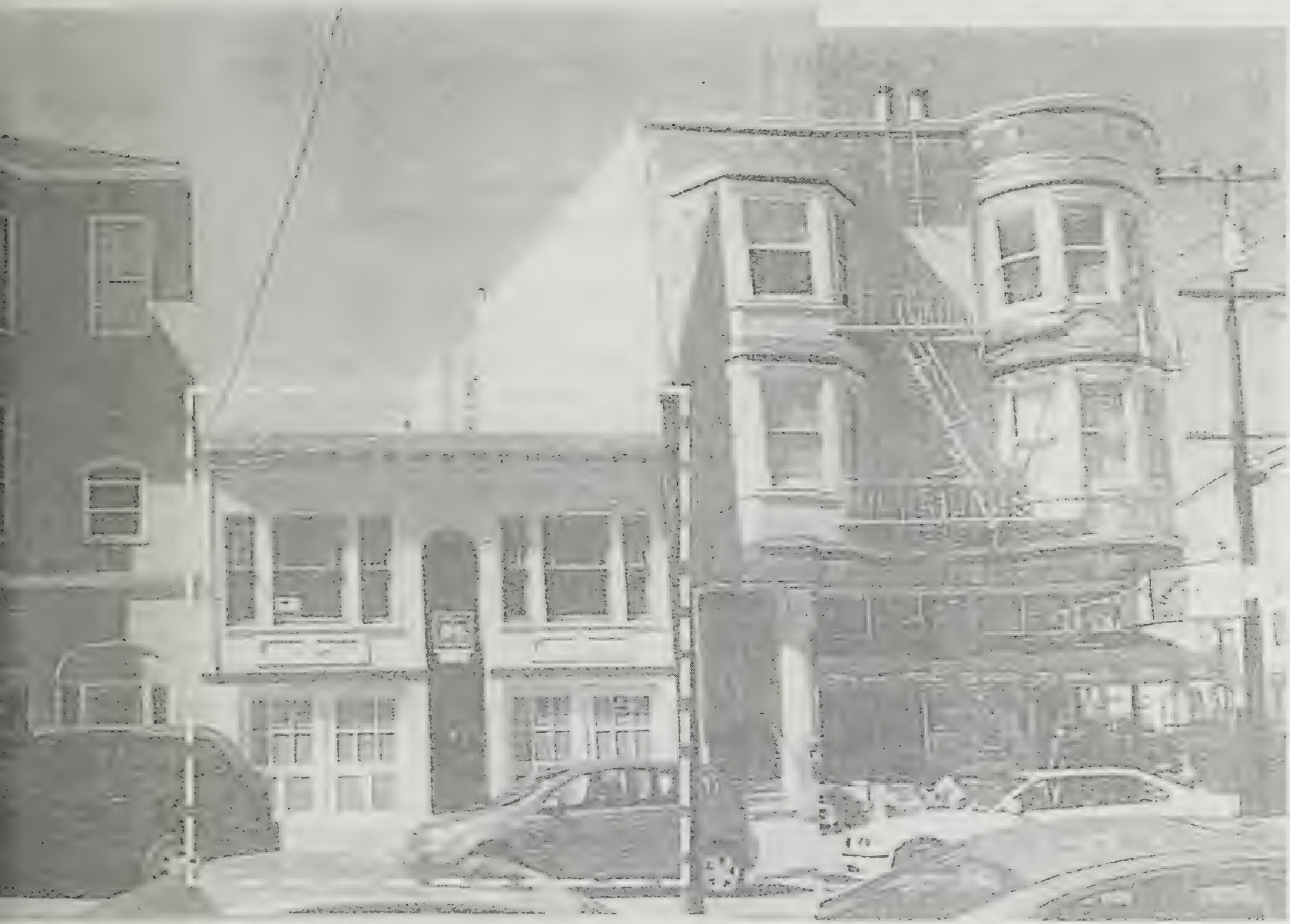
Signature: ____________________ Date: 1-29-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros / Neighborhood Planning- Northwest Quadrant

AS: G:\DOCUMENTS\Preservation\3157 Steiner Street.doc

REAR ELEVATION



SUBJECT PROPERTY

VIEW FROM BACK YARD
LOOKING WEST

3157 STEINER STREET
Case No.: 2007.1399E

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	February 26, 2008
Case No.:	**2007.0705E**
Project Title:	**66 Bishop Street**
Zoning:	RH-1 (Residential House, One-Family) Use District 40-X Height and Bulk District
Block/Lot:	6167/012
Lot Size:	2,500 square feet
Project Sponsor	Johnny Darosa, Darosa and Associates (650) 692-4072
Staff Contact:	Tim Blomgren – (415) 575-9023 Tim.Blomgren@sfgov.org

PROJECT DESCRIPTION:

The proposed project would consist of demolition of an existing house on the project site and construction of a new, 36-foot-high, three-story, single-family house. The project site is located mid-block on the west side of Bishop Street between Ankeny and Harkness Streets in the Visitation Valley Neighborhood. The total floor area of the proposed building would be 2,960 square-feet (sf). The new building would have one off-street space in a garage on the ground level. The existing building on the site is a two-story, single-family residence originally constructed in 1922.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301 and 15303]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

William C. Wycko
Acting Environmental Review Officer

March 3, 2008
Date

cc: Ben Fu
Supervisor Sophie Maxwell
Historic Resource Mailing List
V. Byrd/M.D.F.
Exemption/Exclusion File

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REMARKS (continued):

Historic Resources

The existing two-story, approximately 480-square-foot single-family residence on the project site is proposed for demolition. Due to the age of the building (constructed in 1922), the Planning Department reviewed the proposed project for the presence of historic resources and for potential effects from the project. [1] Some modification to the original house has occurred. The existing building retains integrity in terms of location, association, and design; it lacks integrity in terms of workmanship, setting, feeling, and association.[2] The building is not rated on any City, State, or National survey. Although the building was built during the early 20th Century, it is not eligible for inclusion in the California Register based on the criteria for evaluation. The building is not associated with any regional history, pre-history, or cultural heritage. It does not appear to be associated with specific events that relate to local or national history. No person or event of known historical significance appears to have been associated with the subject property. The building may have possessed the same setting, feeling, and association with the immediate neighborhood when it was first constructed. However, because of residential development in the neighborhood in the late 20th Century, the area no longer possesses a cohesive context to which the building could relate. As such, the building is not located in any known or potential historic districts or near any historic resources. Based on the criteria for evaluation, the building is not individually considered a historic resource for the purposes of CEQA.

Because the existing building is not considered an historical resource under CEQA and there are no nearby offsite historical resources, the proposed project would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

Categorical Exemption Criteria

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of one single-family house and therefore would satisfy the criterion for exemption under Class 1.

CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction of up to three single-family residences in an urbanized area. The proposed project would involve the construction of a single-family residential building. Therefore, the proposed construction is exempt from environmental review under Class 3.

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[1] Memorandum from Ben Fu, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, January 15, 2008. This document is attached

[2] *Ibid.*

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Due to the age of the existing building on the subject property, and the surrounding building the block, the proposed project was reviewed for potential effects on historic resources, as discussed above, and it was concluded that the proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

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MEMO

Historic Resource Evaluation Response

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MEA Planner:	Tim Blomgren
Project Address:	**66 Bishop Street**
Block/Lot:	6167/012
Case No.:	**2007.0705E**
Date of Review:	January 15, 2008
Planning Dept. Reviewer:	Ben Fu (415) 558-6613 | ben.fu@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes the demolition of existing one-story over garage, single-family dwelling and construct a new two-story over garage, single-family dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property has not been previously identified in any known survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the west side of Bishop Street near the end of a cul-de-sac between Ankeny and Harkness Avenues in the RH-1 (Residential, House, One-Family) district. Both the adjacent properties to the north and south are one-story over garage, single-family dwellings constructed in 1978. The majority of other surrounding properties were constructed between 1975 and 1987. These single-family dwellings are built in a consistent pattern occupying the entire street frontage with almost no side yards and large projecting bays.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: While the subject property is older than 50 years of age, the provided information does not yield any evidence that would qualify the structure as eligible for the California Register. The building possesses no significant architectural or historic characteristics defined under the Criteria of Significance. The building is not located in any known historic district. According to Parcel Information Database, the subject property was constructed in 1922. The building is a modest mid-century track home that is absent of distinctive characteristics of a type, period, method of construction, or high artistic value.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: As the subject property does not meet the criteria to identify it as eligible for the California Register, a thorough evaluation of the buildings integrity was not conducted. However, as a result of the dense residential development that occurred during the second half of the 20th Century, the subject property no longer conveys the same setting, feeling, and association that it may have possessed after its initial construction. Based upon the photographs submitted, the subject building does not exhibit any of the architectural characteristics consistent with any of the main styles of the revival styles that were common during the Early Twentieth Century (1890 – 1940).

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 1-18-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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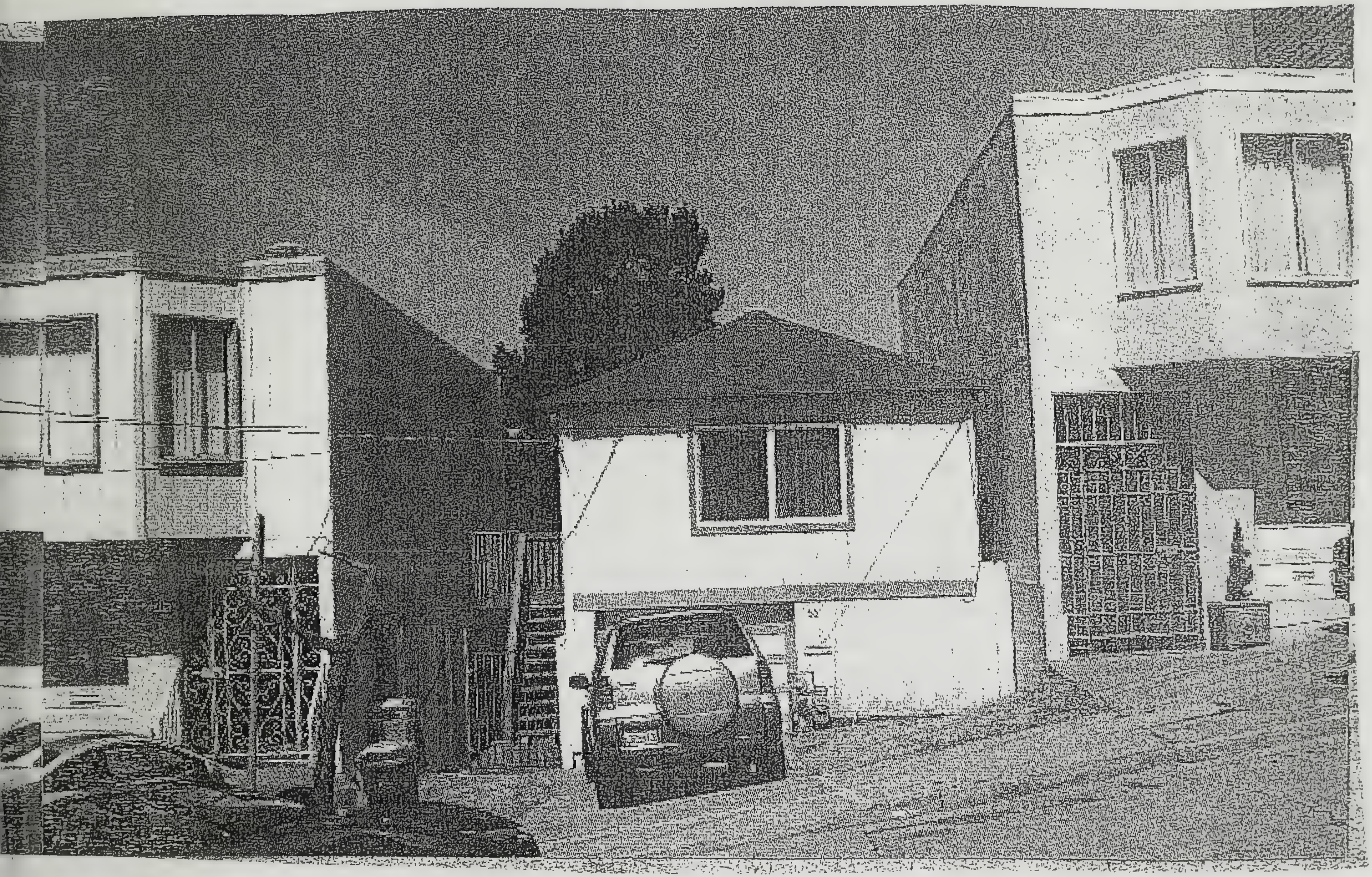

66 BISHOP STREET

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2007.0674E**
Project Title: **594 10th Avenue**
Zoning: RH-1(D), 40-X
Block/Lot: 1552/027
Lot Size: 3,166 square feet
Project Sponsor Bobbie Sue Hood - (415) 777-5775
Staff Contact: Don Lewis – (415) 575-9095
don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves remodeling and facade alteration of an existing single-family residential structure. The existing four-story residence contains one off-street parking space and is approximately 5,869 square feet in size. The proposed alterations would increase the building size by 737 square feet. The project site is located on the northeast corner of 10th Avenue and Balboa Street, in the block bounded by Anza Avenue to the north, Balboa Street to the south, 9th Avenue to the east, and 10th Avenue to the west in the Inner Richmond neighborhood. The project site is located within a RH-1(D) (Residential, House, One-Family, Detached) zoning district and within a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

March 3, 2008
Date

cc: Bobbie Sue Hood, Project Contact
David Lindsay, NW Quadrant
Historic Preservation List
Supervisor Jake McGoldrick

Bulletin Board
M.D.F.
Exemption / Exclusion File

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The existing building on the project site was constructed in 1910, and is listed on both the 1976 Architectural Survey and the San Francisco Architectural Heritage Inner Richmond Survey. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the Historic Resource Evaluation (HRE) Memorandum (attached), the 594 10th Avenue property appears eligible for listing in the California Register as a contributor to a potential Inner Richmond historic district under Criteria A (Event) and C (Architecture), for its association with the area's first era of residential development and with its distinctive example of Craftsman style and its connection to a significant individual developer.[1]

The potential historic district is composed of buildings constructed between 1890-1930 in the Craftsman, First-Bay Tradition/Shingle, Classical Revival, and Mission Revival styles, which represent the area's first era of residential development. The subject building's history is representative of the first era of residential development within the greater Inner Richmond area and as one of a collection of houses developed within Richmond Heights by a significant local architect and developer, Joseph Leonard. The Craftsman-style building on the subject property clearly contributes to the historic significance of the district, both through its architectural type and quality and through its connection to Joseph Leonard, who played a role in the settlement of the Inner Richmond.

The subject property is located within one of a handful of subdivisions designed by Joseph Leonard within the city of San Francisco. The two-block development, originally named Richmond Heights, is bound by 9th and 11th Avenues to the east and west and Anza and Balboa Streets to the north and south. The buildings within Richmond Heights were constructed by Leonard's construction company, the Urban Realty Improvement Company. The group of houses was constructed in 1910-11 as middle-class housing consisting of modestly sized, well-appointed buildings in a picturesque combination of Craftsman and Medieval styles.

The 594 10th Avenue building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. It appears that the only previous alteration is the replacement of the original paired garage doors with a modern roll-down door. The building's character-defining features to be preserved are the two-and-a-half-story scale, complex rooflines, wood-shingle siding, clinker-brick foundation, over-hanging eaves with exposed joists, deeply recessed front porch, projecting bays, multi-light windows, and rustic decorative details.

The project proposes to: alter the rear façade at the attic level by installing a roof deck and adding an access door above the existing enclosed porch at the second-floor to be accessed from a new 4'-wide by 8'-

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[1] Memorandum from Shelley Perdue, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, February 5, 2008.

tall door opening through the slope of the roof; to replace the 1/4-light attic window at the 10th Avenue façade with a larger wood-framed, 4/5-light, arch-headed casement window; to replace the 1/4-light attic windows at the Balboa Street façade with slightly taller windows in the same configuration; to install beveled sidelights along both sides of the front entrance; to widen the garage entrance at the Balboa façade by approximately 2'-6" and recess the door by approximately 4'; to install a new dormer and windows at the north elevation; to enclose the existing rear porch at the first floor of the Balboa Street façade; and, to enclose the space beneath the existing rear deck.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reason.[2]

- The removal of distinctive materials, such as a section of the clinker brick located at the foundation, the arch-headed attic windows, and the alteration of the open porch will not significantly alter the overall character of the building.
- The historic character of the garden wall would be preserved and retained in a manner that is consistent with the historic design of this feature.
- The addition of a roof deck at the rear façade will not significantly impact the characteristic massing of the building, and the proposed railing will be differentiated from the historic materials on the building. In addition, it would be feasible to remove the proposed roof deck in the future and restore the roof line without causing damage to the essential form and integrity of the property.
- The first floor porch details will be retained so that the proposed infill may be removed without damaging the form and integrity of this feature.
- The proposed dormer addition and windows at the north elevation, the enclosed area beneath the rear deck, and the proposed new opening in the rear slope of the roof will be minimally visible or not visible from the public rights-of-way, and therefore, will not impact the visual character of the building.
- The proposed design of the attic windows will be in keeping with the character, shape, configuration, and materials of the existing windows.
- The proposed side-lights at the front entrance will not destroy any significant historic material, architectural features, or characteristic proportions of the resource and will be in keeping with the design of the front entrance.
- The altered garage entrance will not remove a significant portion of the brick foundation and will not detract from the overall character of the building's massing and proportions.

The proposed project would involve the addition of approximately 737 square feet to the existing 5,869-square-foot building. With the addition, the building would be approximately 6,606 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 737 square feet. Therefore, the proposed addition would be exempt under Class 1.

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[2] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
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MEMO

Historic Resource Evaluation Response

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MEA Planner: Don Lewis
Project Address: **594 10th Avenue**
Block/Lot: 1552/027
Case No.: **2007.0674E**
Date of Review: February 5, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 575-6625 | shelley.perdue@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project proposes to alter the rear façade at the attic level by installing a roof deck above the existing enclosed porch at the second-floor to be accessed from a new a 4′-wide by 8′-tall door opening through the slope of the roof; to replace the ¼-light attic window at the 10th Avenue façade with a larger wood-framed, 4/5-light, arch-headed casement window; to replace the ¼-light attic windows at the Balboa Street façade with slightly taller windows in the same configuration; to install beveled sidelights along both sides of the front entrance; to widen the garage entrance at the Balboa façade by approximately 2′-6″ and recess the door by approximately 4′; to install a new dormer and windows at the north elevation; to enclose the existing rear porch at the first floor of the Balboa Street façade; and, to enclose the space beneath the existing rear deck.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included on the 1976 City Planning Architectural Survey with a rating of '2' and on the San Francisco Architectural Heritage Inner Richmond Survey with a rating of 'B' (Major Importance) and 'E' (A group of historically-related buildings which visually defines the neighborhood or immediate area, and in which intrusive alterations to historic material and physical context are minimal).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located at the northeast corner of 10th Avenue and Balboa Street in the Inner Richmond section of San Francisco, bound by the Presidio to the north, Golden Gate Park to the south, Arguello Boulevard to the east, and Park Presidio Boulevard to the west. The property is surrounded by residential land uses with RH-1 and RH-2 zoning and a 40 -X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial buildings located along the east-west corridors. The immediate area is characterized by two-story-over basement single and two-family residences with occasional three-story flats located at the block corners. Typical structures are wood-framed with a brick foundation. The majority of buildings in the Inner

Richmond neighborhood were constructed between 1890-1930 in the Craftsman, First-Bay Tradition/Shingle, Classical Revival, and Mission Revival styles.

The Inner Richmond area was first broadly settled in the late 19th century, initially developing along the principal transportation routes – Geary Boulevard and California Street. Development here increased significantly in response to the housing crisis caused by the earthquake and fire of 1906. A significant portion of land also became available at this time after the closing of the Bay District Race Track, historically located approximately 5 blocks east of the subject property. Initially, residential development occurred north of Geary Boulevard in the Inner Richmond neighborhood, only moving further south in the 1910s and 20s.

In the early 1910s, East Bay practitioners, notably Alameda architect Joseph Leonard (1850-1929), were attracted to the potential for new development in the Richmond area. These architects transported an approach to landscape and architectural design being used at that time in the East Bay to create picturesque residential enclaves. The most popular architectural vocabularies used in their designs were the Craftsman style and Period Revival modes, especially the Mission Revival and the English Medieval.

The subject property is located within one of a handful of the subdivisions designed by Joseph Leonard within the city of San Francisco. The two-block development, originally named Richmond Heights, is bound by 9th and 11th Avenues to the east and west and Anza and Balboa Streets to the north and south. The buildings within Richmond Heights were constructed by Leonard's construction company, the Urban Realty Improvement Company. The group of houses was constructed in 1910-11 as middle-class housing consisting of modestly sized, well-appointed buildings in a picturesque combination of Craftsman and Medieval styles.

Joseph Leonard was one of the first to bring the "residence park" form of development to San Francisco. Leonard's company also developed Ingleside Terraces and Jordan Park in San Francisco and was responsible for building hundreds of homes in Alameda and Berkeley around the turn-of-the-20th century. Born in Texas, Leonard received his training as an architect in New York, before finding success as a developer in the Bay Area. Leonard designed homes in every style of the day - Victorian, Arts and Crafts, Classical, Medieval Revival - and pioneered suburban-style residence parks. The architect retired in 1920.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☐ No	☒ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1890-1930

Notes: Based on the four criteria for historic significance, staff believes that the subject building is eligible for inclusion on the California Register as a contributor to a potential Inner Richmond historic district significant under Criteria A (Event) and C (Architecture). The potential historic district is composed of buildings constructed between 1890-1930 in the Craftsman, First-Bay Tradition/Shingle, Classical Revival, and Mission Revival styles, which represent the area's first era of residential development. The subject Craftsman-style building clearly contributes to the historic significance of the district, both through its architectural type and quality and through its connection to a significant individual developer whom played a role in the settlement of the Inner Richmond. The building's history is representative of the first era of residential development within the greater Inner Richmond area and as one of a collection of houses developed within Richmond Heights by a significant local architect and developer, Joseph Leonard.

While Joseph Leonard, the architect of the subject building and designer of the Richmond Heights subdivision, was clearly a well-known and accomplished architect of the day, neither the building nor the development appear to be singular examples of his body of work. Therefore, staff did not find that the building was significant under Criteria 2 (Persons) for its association with Leonard. Furthermore, little information has been provided concerning the inhabitants of the subject property. A June 9, 1910 article in the San Francisco Examiner identifies Nathan Bieber as the first resident. It is not clear whether or not Beiber or subsequent residents were significant historical figures. Therefore, staff was unable to determine whether the property is significant for its association with particular residents.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The subject property retains a high level of historic integrity. The building retains its original form, materials, details, use, and association, having undergone no major alterations and being used as a residence throughout it existence. It appears that the only minor alteration is the replacement of the original paired garage doors with a modern roll-down door. Also, the brick garden wall and gate are in poor condition. Both the doors and garden wall can be easily restored.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The project appears to meet the Secretary of the Interior's Standards (Standards) concerning the Rehabilitation of Historic Properties. The relevant Standards are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will continue to be used as a single-family residence.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The removal of distinctive materials, such as a section of the clinker brick located at the foundation, the arch-headed attic windows, and the alteration of the open porch will not significantly alter the overall character of the building. The amount of brick to be removed is a relatively small portion of the foundation and the new attic windows will closely match the original windows in form, configuration, and details. Also, the wall that encloses the rear porch will be recessed from the existing façade and the existing column and railing detail will be retained in order to distinguish the original porch space and to retain the sense of its original dimensions and character.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The garden wall will be repaired in a manner that is consistent with the historic design of this feature.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The addition of a roof deck at the rear façade will not significantly impact the characteristic massing of the building, and the proposed railing will be differentiated from the historic materials on the building. The proposed dormer addition and windows at the north elevation, the enclosed area beneath the rear deck, and the proposed new opening in the rear slope of the roof will not be visible or will be minimally visible from the public right-of-way and will, therefore, not impact the visual character of the building. The proposed design of the attic windows will be in keeping with the character, shape, configuration, and materials of the existing windows. The proposed side-lights at the front entrance will not destroy any significant historic material, architectural features, or characteristic proportions of the resource and will be in keeping will the design of the front entrance. The altered garage entrance will not remove a significant portion of the brick foundation and will not detract from the overall character of the building's massing and proportions.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed roof deck may be removed in the future and the roof line restored without causing damage to the essential form and integrity of the property. Additionally, the first floor porch details will be retained so that the proposed infill may be removed without damaging the form and integrity of this feature.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

   As a contributor to a the potential Inner Richmond historic district, the building's character-defining features to be preserved are the: two-and-a-half-story scale, complex rooflines, wood-shingle siding, clinker-brick foundation, over-hanging eaves with exposed joists, deeply recessed front porch, projecting bays, multi-light windows, and rustic decorative details.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 2-19-08
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

SP: G:\DOCUMENTS\HRER\2007.0674E_594 10th Ave.doc

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PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

SF
C55
#57
3/6/08

Date:	March 6, 2008
Case No.:	**2007. 0439E**
Project Title:	**586 Valley Street**
Zoning:	RH-1 (Residential House District, One-Family) 40-X Height and Bulk District
Block/Lot:	6611/023
Lot Size:	3,057 square feet
Project Sponsor	Susanne Kelly, Authorized Agent for Owner Michael Booth, (415) 434-9500
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

COMMENT:

This Certificate of Determination has been reissued due to an error in the Staff Contact phone number.

PROJECT DESCRIPTION:

The proposed project would demolish an existing one and a half-stories over basement, approximately 1,067-square foot single-family residence constructed in 1914 and construct a new 2,978- square foot, two-story over garage single-family residence.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(l)(1) and 15303(a)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

March 6, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc: Susanne Kelley, Project Sponsor
Michael E. Smith, Planning Dept.
Bevan Duffy, District 8, Board of Supervisors
Historic Distribution List

Bulletin Board
Exemption File
Virna Byrd, M.D.F.

DOCUMENTS DEPT.
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PROJECT DESCRIPTION (CONTINUED):

The new two-story building would be up to 30 feet in height with two off-street parking spaces. The project site is on the northern side of Valley Street on a block bounded by Diamond Street to the west, 28th Street to the north, and Castro Street to the east in San Francisco's Noe Valley neighborhood. Conditional use authorization would be required for demolition of a residential structure per Board of Supervisor's Resolution No. 122-07.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 586 Valley Street is a historical resource as defined by CEQA. In a memorandum dated August 14, 2007, the Planning Department determined that the existing structure on the project site, which has no historical ratings, is not an historical resource as defined by CEQA.[1]

As described in the memorandum, the subject building does not appear to be eligible for individual listing on the California Register of Historic Resources based on events, persons, or architecture.[2] Its architecture does not appear to embody the characteristics of any specific type, period, region, or method of construction. Although the subject building retains integrity with respect to location and design, it lacks integrity with respect to materials, workmanship, association, setting, and feeling. The property does not appear to be eligible under Criterion 1, events, or Criterion 2, association with persons of importance. For these reasons, the demolition of the building at 586 Valley Street would not result in significant effects on an individual historic resource.

The subject building is a 1,067-square-foot, one and a half-story over basement, single-family residential unit and is described as simple gable in style. The estimated construction date of 1914, if accurate, places the building during the late Victorian period according the San Francisco Preservation Bulletin No. 18. However, the building does not possess any of the architectural details that are generally associated with Victorian architecture. Additionally, the building has undergone several alterations including replacements of many of the original windows with metal sliders and it is unlikely that the building was originally stucco when it was constructed. The Sanborn Maps indicate that an addition was constructed at the east side of the building circa 1950.

The surrounding buildings on the subject block are primarily clad in either stucco or wood siding and all are single-family dwellings. The subject block contains building that represent every decade between 1900 and 1950 including several traditionally styled buildings constructed within the 21st century. The subject property does not appear to be located within a potential historic district. Therefore, the proposed project would not have an adverse effect on off-site historical resources.[3] Thus, the proposed project would not have a significant adverse impact on historic resources as defined by CEQA.

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[1] Historic Resource Evaluation Response Memorandum for 586 Valley Street from Michael E. Smith, Preservation Planner, to Jeremy Battis, Major Environmental Analysis August 14, 2007. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

Due to proposed localized excavation, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated August 26, 2007, the Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits. [4] The project has the potential to disturb soils, and excavations of 10 feet or more would be required for the basement retaining walls. The maximum depth of excavations would be along the northern and western limits of the proposed basement. However, there are no archeological resources within the area of project impact.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on January 3, 2008 to owners within 300-foot radius of the project site and interested parties. Additionally, comments were received prior to the notification of the project from various interested parties. Comments were received concerning:

1. The placement of the chimney/vents in regards to emissions impacts on the surrounding neighbors.
2. Asbestos and lead paint contamination and impacts from the proposed demolition.
3. Construction air and noise impacts including requests to limit construction activities between 8AM to 5PM Monday- Friday.
4. The cumulative impacts on community character from the proposed project, five previous demolitions and construction projects occurring within the last five years, and a demolition and construction project occurring at 538 Valley Street.
5. The blockage of sun and light to the five adjoining properties including a request that a shadow study should be conducted for the project to determine the extent of impacts.
6. Affects of the project on wind flow conditions to surrounding neighbors.
7. Impacts on habitat and nesting grounds for hawks, ravens, bluebirds, sparrows, doves, squirrels, and other animals from the removal of the tree located on the project site.

A discussion of these issues is contained below for each area of concern. No significant adverse environmental impacts associated with these issues of concern have been identified. Additionally, comments that do not pertain to physical environmental issues and comments regarding merits of the proposed project are more appropriately directed to the Neighborhood Planning section of the Planning Department and the decision-makers. The decision to approve or disapprove a proposed project is independent of the environmental review process. While local concerns or other planning considerations may be grounds for modification or denial or the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment.

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[4] Memorandum from Randall Dean/Debra Dwyer, San Francisco Planning Department to Jeremy Battis, San Francisco Planning Department, August 22, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0439E.

Air Quality

The placement of the chimney/vents has been addressed by the project architect and the proposed plans have been altered to change the positioning of the chimney/vents away from the adjacent properties' windows and decks. Therefore, issues related to emissions have been resolved by changes to the proposed project.

Hazardous Building Materials

Building Asbestos. Due to the age of the existing building, asbestos-containing materials may be found within the existing building proposed for demolition. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with the authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished or altered including its size, age and prior use, and the approximate amount of friable (subject to crumbling) asbestos; anticipated start and completion dates of demolition or abatement; the nature of planned work and methods to be employed; other procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District would inspect any removal operation in which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Lead-Based Paint. Because of the age of the existing building, which would be demolished as part of the proposed project, it may contain lead-based interior or exterior paint. Demolition must comply with Chapter 34, Section 3407 of the San Francisco Building Code, and Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on any building built on or before December 31, 1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 square or linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Residential Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection (DBI) of the location of the proposed project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include a Posting Sign when containment is required, Notice by Landlord, Required Notice to Tenants, Availability of pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead-Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures established by the San Francisco Building Code, and already considered as a part of the permit review process, would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a less-than-significant level.

Construction- Related Impacts

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of a single-family residence would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

The proposed project construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby residences. The proposed project would not be expected to result in a significant construction noise impact because the project is relatively small and construction noise is regulated through the City's Noise Ordinance. The City's Noise Ordinance requires that construction work must be conducted between 8:00 P.M. and 7:00 AM unless a permit is issued by the Director of Department of Building Inspection. Additionally, this noise would be temporary and intermittent. Therefore, it would not be considered a significant impact of the proposed project.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for project requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Site preparation and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact.

Aesthetics and Community Character

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. Under CEQA, a proposed project would be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project's specific building design and aesthetic would be considered during the City's Planning approval and design review process.

The proposed project would increase the size of the residential structure on the site; however, it would not substantially alter the existing character of the surrounding neighborhood, which is primarily one- and two-story-over-garage, single-family homes. The proposed building envelope meets planning code requirements for RH-1 zoning and 40-X height-bulk district. The proposed project would be required to meet the Planning Department's Residential Design Guidelines and would, therefore, be compatible with the scale and character of nearby existing and anticipated development. For these reasons, it would not have a significant impact on visual quality under CEQA.

The proposed project would be visible from within the neighborhood of the project site vicinity, particularly from the five adjoining properties to the project site. The change in views would not exceed that commonly expected in an urban setting and would not be considered an environmental impact of the proposed project.

Shadow and Wind

The proposed project could increase shade on private property. Valley Street slopes up to the east in front of the project site. Although some increased shade on private property may be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected, the change in shadows created by a 30-foot tall structure in a residential neighborhood would not exceed that commonly expected in an urban setting, and would not constitute a significant impact under CEQA. A 30-foot-tall structure would not be expected to alter existing wind flow conditions.

Tree Removal

Article 16 of the San Francisco Public Works Code, the Urban Forestry Ordinance, provides for the protection of "landmark" trees, "significant" trees, and street trees. Landmark trees are designated by the Board of Supervisors upon the recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualification for landmark designations by using established criteria (Section 810). Special permits are required to remove a landmark tree on private property or on City-owned property.

Significant trees are those trees within the jurisdiction of the Department of Public Works, or trees on private property within 10 feet of the public right-of-way, that meet certain size criteria. To be considered significant, a tree must have a diameter at breast height of more than 12 inches, a height of more than 20 feet, or a canopy of more than 15 feet (Section 810(A)(a)). The removal of significant of significant trees on privately owned property is subject to the requirements for the removal of street trees. As part of the determination to authorize removal of a significant tree, the Director of Public Works is required to consider certain factors related to the tree, including (among others) its size, age, species, and visual, cultural, and ecological characteristics (Section 810A(c)).

The removal of "street trees" (trees within the public right-of-way or on land within the jurisdiction of the Department of Public Works) by abutting property owners requires a permit under Article 16 of the San Francisco Public Works Code. If the Department grants a permit, if shall require that replacement trees be planted (at a one-to-one ratio) or that an in-lieu fee be paid (Section 806(b)).

There are no landmark trees, significant trees, or street trees located on project site or within the adjacent public right-of-way.[6] The project site did contain one Canary Island date palm tree which was located approximately 13 feet from the public right-of-way. The palm tree was not considered a significant tree or street tree because the tree was located on private property and was not within 10 feet of the public right of way.[7] Additionally, the palm tree had not been nominated for landmark status. The palm tree was removed from the project site in October 2007 due to the tree's poor health and potential hazards to adjacent power lines. [8] [9]Due to the fact that the tree was not located within the public right-of-way, a tree removal permit from the Department of Public Work was not required and the tree removal was not required to comply with the requirements of the Urban Forestry Ordinance. Therefore, the project would not conflict with any local policies or ordinance protecting trees.

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[6] Buck, Chris, San Francisco Bureau of Urban Forestry, personal communication, October 17,2007

The project site is within a developed urban area and no longer contains any trees. Therefore, the project site does not provide habitat for any rare or endangered plant or animal species and would not have any impacts on nesting birds, bird habitat, or other species.

Conclusion:

Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. The proposed project would result in a construction of a new 2,978 sq. ft. two-story over garage single-family residence. Therefore, the proposed construction of a new single-family residence is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, also provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[7] Ibid.

[8] Memorandum from Kenneth Allen, Consulting Arborist and Palm Specialist. to Michael Booth, August 14, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0439E.

[9] Memorandum from Luellen Pierce, Plant Disease Diagnosis. to Michael Booth, September 12, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0439E.

PLANNING DEPARTMENT

City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2479

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 586 Valley Street
Block: 6611 Lot: 023
Case No.: 2007.0439E
Date of Review: August 14, 2007

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant

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Fax:
Email:

Owner

Name: Michael Booth
Company:
Address: 586 Valley Street
San Francisco, CA 94131
Phone: (415) 979.9880
Fax: (415) 979.9881
Email: mbooth@bamo.com

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:

The proposed project includes demolition of the existing single-family, one and a half–story over basement dwelling, which according to records from the County Assessor's office measures approximately 999 square feet, and the construction of a new, two-story over garage, single- family dwelling.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1938. Spring Valley Water Tap Records show that water was first supplied in March 1905 but the building does not appear on Sanborn Fire Insurance Maps until 1914. Through City Directories, occupancy can be traced back to 1908. Without archival evidence to prove that the existing building is the same one that stood on the lot in 1908, the construction date is referred to as circa 1914 when the building appears on Sanborn Maps. The subject building is not currently listed on the California Register, nor is the subject lot included on the National Register. The subject lot is not located within a previously designated historic district. Based on the recorded date of construction, the subject property is a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject property is located on the north side of Valley Street, between Castro and Diamond Streets, in the Noe Valley neighborhood. The subject property is within a RH-1 zoning district and a 40-x height-bulk district. For the most part, the surrounding buildings are primarily one- and two-story-over-garage, with those on the south side of the street having basements below the street level. The buildings on the subject block are primarily clad in either stucco or wood siding and all are single-family dwellings. The neighborhood context on this block is mixed. The block contains buildings that represent every decade between 1900 and 1950 including several traditional styled buildings constructed within the 21st century.

It does not appear that the subject property is located within a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine

- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

City Directories indicate that Herman Farshman was the earliest occupant of the subject property. Subsequently, the property had five more households from 1924 to 1977. Among those occupants none were persons of known historical significance.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject property is a single-family, wood frame residence with one and a half-stories over a basement. The building has a gabled roof with a cross gable running east to west. The main entrance is accessed via a flight of stairs leading to a covered porch with supports and a flat clay tiled roof. Many of the original windows have been changed to metal sliders and it is unlikely that the building was originally clad in stucco when it was constructed. The Sanborn Maps indicate that an addition was constructed at the east side of the building circa 1950. The estimated construction date of 1914, if accurate, places the building within the late Victorian period according to San Francisco *Preservation Bulletin No. 18*. However, the building possesses none of the architectural details that are generally associated with Victorian architecture. The building may be described as simple gable in style, and does not appear to embody the distinctive characteristics of any specific type, period, region, or method of construction.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:
The building does not appear to have been drastically altered since its construction. The primary alterations appear to be the addition at the east elevation, the removal of the original windows, and replacement of the original wood siding with stucco. The surrounding context has undergone major changes since the building was constructed,

most recently with the alteration and new construction of several buildings near the western end of the block. Based upon these changes it does not appear that the building is eligible for inclusion on the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note that the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project, including demolition, would not result in a significant impact to a historical resource; however, any new construction on the site must comply with the current Planning Code and the Residential Design Guidelines.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: As noted above, the proposed project – including demolition – would not result in a significant impact to a historical resource. The new construction proposed for the subject property appears to comply with the current Planning Code and the Residential Design Guidelines.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 8-17-07
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

MES\G:\WP51\Preservation\586 Valley St..doc

4. Photographs

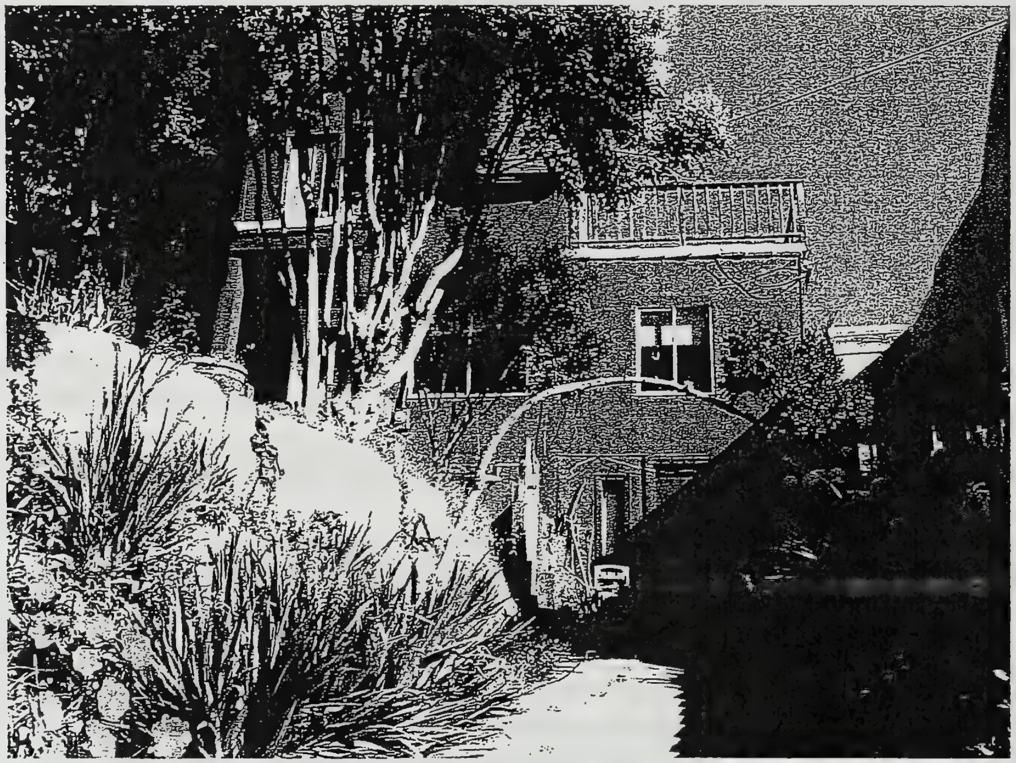

Fig. 1. Property from Valley Street, primary south façade, looking north. (Carey & Co., April 2007)

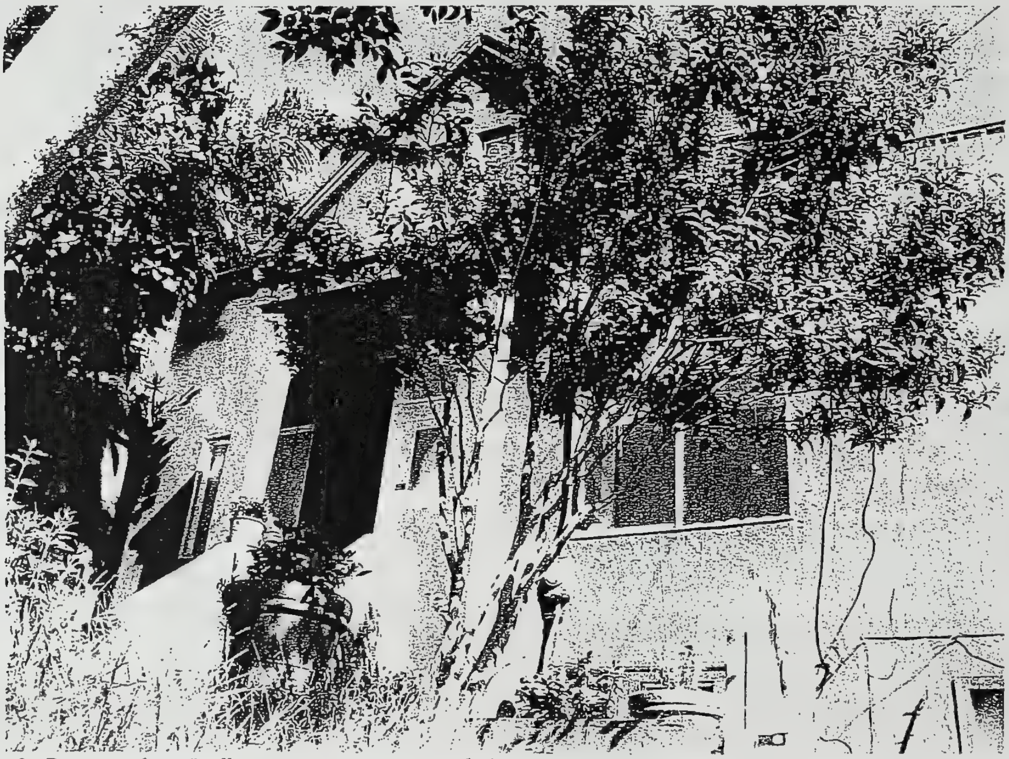

Fig. 2. Property from Valley Street, primary south facade looking northwest. (Carey & Co., April 2007)

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	March 5, 2008
Case No.:	**2007.1470E**
Project Title:	**248 Ocean Avenue**
Zoning:	NC-1 (Neighborhood Commercial Cluster) Use District 40-X Height and Bulk District
Block/Lot:	3211/009
Lot Size:	4,277 square feet
Project Sponsor	Reza Khoshnevisan, Sia Consulting (415) 922-0200, ext. 108
Staff Contact:	Tim Blomgren – (415) 575-9023 Tim.Blomgren@sfgov.org

SF
C58
#59
3/7/08

PROJECT DESCRIPTION:

The proposed project would consist of the demolition of an existing single-family house on the project site and construction of a new, 22-foot-high, four-story over basement building with five residential units and 1,143 square-feet (sf) of commercial use on the ground floor. The project site is located mid-block on the north side of Ocean Avenue between Delano and Otsego Streets in the Outer Mission Neighborhood. The total floor area of the proposed building would be 13,859 sf. The new building would have five off-street parking spaces in a garage on the ground level accessed on Ocean Avenue. The existing building on the site is a two-story, single-family residence originally constructed in 1914.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(l)(1) and 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

William C. Wycko
Acting Environmental Review Officer

March 7, 2008
Date

cc: Reza Khoshnevisan, Sia Consulting
Rick Crawford
Sophie Middlebrook
Supervisor Sophie Maxwell
Historic Resource Mailing List
V. Byrd/M.D.F.
Exemption/Exclusion File

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REMARKS (continued):

Historic Resources

The existing two-story, approximately 1,143-square-foot single-family residence on the project site is proposed for demolition. Due to the age of the building (constructed in 1914), the Planning Department reviewed the proposed project for the presence of historic resources and for potential effects from the project. [1] Some modifications to the original house have occurred. The existing building retains integrity in terms of location; however, it lacks integrity in terms of design, material, workmanship, setting, feeling, and association.[2] The basic form of the building remains intact, however, much of the integrity of the building was lost in mid-20th Century when aluminum-framed windows, concrete steps, and pipe railing was installed and the structure was raised to accommodate a garage. The building is not rated on any City, State, or National survey. Although the building was built during the early 20th Century, it is not eligible for inclusion in the California Register based on the criteria for evaluation. The building is not associated with any regional history, pre-history, or cultural heritage. It does not appear to be associated with specific events that relate to local or national history. Although this building was the residence of an accused bigamist in the 1920's, no person or event of known historical significance appears to have been associated with the subject property. As such, the building is not located in any known or potential historic districts or near any historic resources. Based on the criteria for evaluation, the building is not individually considered a historic resource for the purposes of CEQA.

Because the existing building is not considered an historical resource under CEQA and there are no nearby offsite historical resources, the proposed project would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

Categorical Exemption Criteria

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of one single-family house and therefore would satisfy the criterion for exemption under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a structure with up to six residential units in an urbanized area. The proposed project would involve the construction of a five-unit residential building. Therefore, the proposed construction is exempt from environmental review under Class 3.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, January 15, 2008. This document is attached.

[2] *Ibid.*

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Due to the age of the existing building on the subject property, the proposed project was reviewed for potential effects on historic resources, as discussed above, and it was concluded that the proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

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MEMO

Historic Resource Evaluation Response

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MEA Planner:	Tim Blomgren
Project Address:	**248 Ocean Avenue**
Block/Lot:	3211/009
Case No.:	**2007.1470E**
Date of Review:	January 15, 2008
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 I Sophie.Middlebrook@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing one-story, single-family residence and the construction of a new, mixed-use structure with three stories over ground floor commercial space, five dwelling units, and five off-street parking spaces. The proposed new structure measures approximately 13,860 square feet. Preliminary plans of the proposed new building have been submitted to the Department with the Environmental Exemption application.

PRE-EXISTING HISTORIC RATING / SURVEY

County Assessor's records indicate that the subject building was constructed in 1900; however, based on City Directories, historic Sanborn Fire Insurance maps, and records from the Spring Valley Water Company, it appears that the subject property was constructed circa 1914. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Ocean Avenue between Delano and Otsego Avenues within an NC-1 Zoning District (adjacent to an RH-1 residential district) and a 40-X Height and Bulk District in the Mission Terrace Neighborhood. Mission Terrace is located between the Ingleside and Excelsior neighborhoods. The subject lot and the surrounding area, like much of the Outer Mission, is part of what was once a land grant given to Don Jose Cornelio Bernal in 1839, later sold by Bernal's widow in 1860 and subdivided for development. The subject block was developed as part of the Mission Terrace Homestead, and was first occupied by immigrant workers at the end of the nineteenth century. After the 1906 earthquake and fires, the area became more densely developed as refugees from the earthquake constructed new homes. Photographs of the neighborhood context indicate that most of the early twentieth century residential and commercial buildings have been replaced; the very few early twentieth century buildings that remain do not appear to retain their original integrity and appear heavily altered. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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[1] Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property appears to have been constructed circa 1914. The subject property appears to be one of the early residential structures on the block; the 1913-1915 Sanborn Fire Insurance map illustrates that the block was sparsely populated but that by mid-century, the block supported a dense mix of residential and commercial structures. However, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from the building permit history and newspaper searches provided by the Project Sponsor indicates that the first owner associated with the lot was the Cavagnaro Family. The first known owner of the subject building appears to have been Jennie Cavagnaro, according to information from both the City Directories and the Spring Valley Water Company. Interesting stories were discovered in the process of researching the lives of persons associated with the subject property, including the fact that a San Francisco police officer named Robert Malburg, who owned the subject property from 1921-23, was charged with bigamy two years after selling the subject building. As the submitted Historic Resource Evaluation notes, "Following the dramatic accusations and a court trial, Mr. Malburg was cleared of all charges when the court concluded that his actions were a result of a nervous breakdown from overwork; it is unclear from the periodicals whether the wives were forgiving." No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a single-story, wood-framed, cottage-style residence. The subject building is clad in asbestos siding, and has a pitched hip roof from which a small dormer protrudes facing the street. The primary façade is dominated by one large, aluminum-framed window located at the main living level. A set of concrete stairs leads up from street level to the primary entrance; it does not appear that the entrance steps or the pipe railing are original to the structure. The front setback of the subject property has been paved with a driveway that leads to a sunken garage located just below grade level. The two aluminum-framed windows that flank the primary entrance do not appear to be original to the structure. A corrugated metal awning projects over the primary entrance.

The subject building does not appear to have specific characteristics that clearly or definitively embody an authentic type, period, region, or method of construction; the subject building does not appear to be individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: While it appears that the form of the subject building remains largely intact, much of the integrity of the original fenestration and entrance configuration has been lost due to extensive modifications that appear to date to the mid-twentieth century, when the building was raised in order to accommodate the garage and the building was reclad in asbestos siding. As noted above, it does not appear that the subject building is individually eligible for the California Register.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject building is an historic resource for the purposes of CEQA, nor does it appear to be located within a potential historic district. It does not appear that the proposed project will have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Date: 1-18-08

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, SW Quadrant

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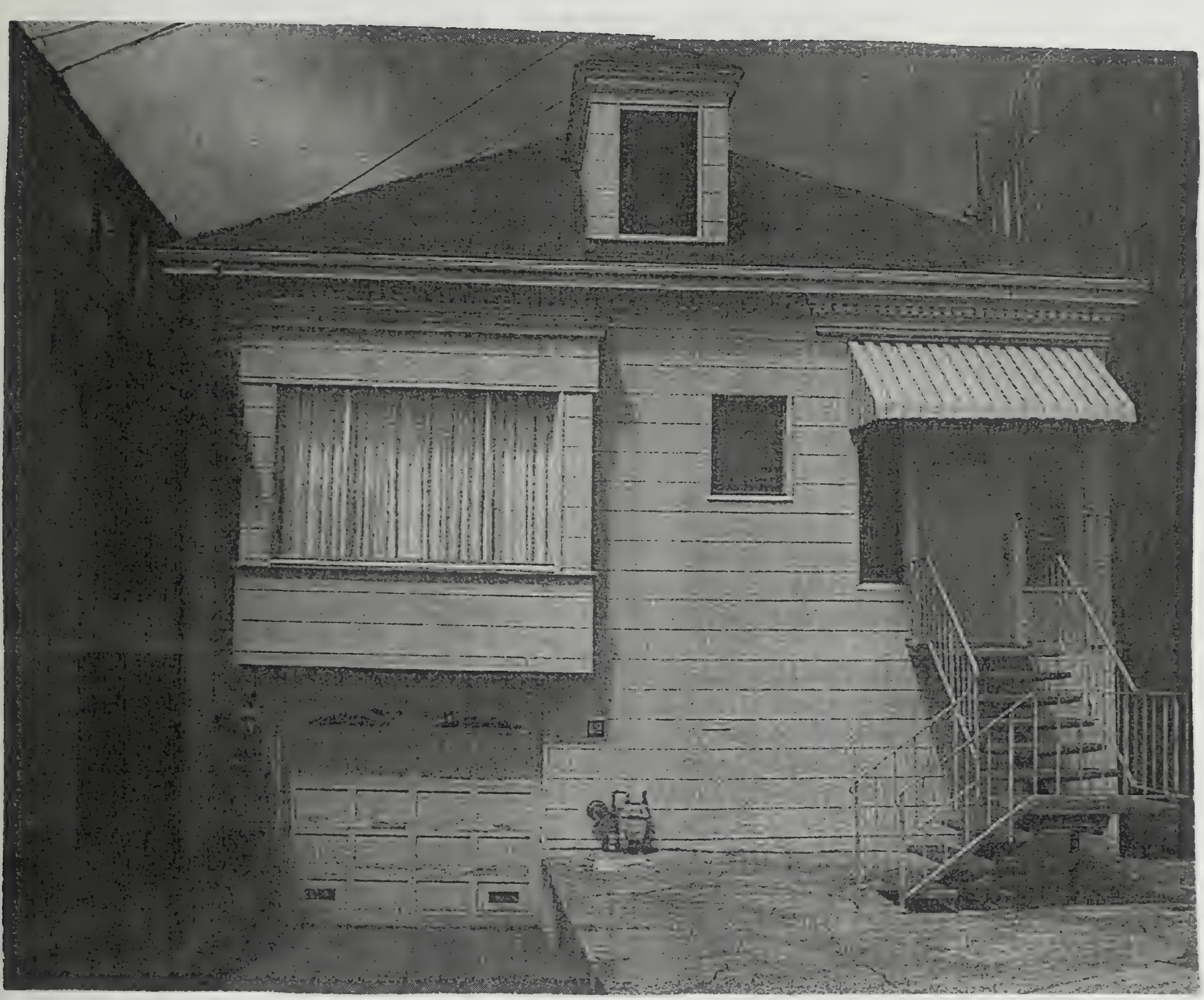

248 OCEAN AVENUE

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	March 18, 2008
Case No.:	**2007.0969E**
Project Title:	847-851 Cole Street
Zoning:	RH-3 (Residential House, Three Units) Use District 40-X Height and Bulk District
Block/Lot:	1267/008
Lot Size:	2,767.05 square feet
Project Sponsor	Troy Kashanipour, authorized agent 415 431-0869
Staff Contact:	Jeanie Poling 415 575-9072 Jean.Poling@sfgov.org

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#59
/20/08

PROJECT DESCRIPTION:

The proposed project involves the addition of a garage at the basement level of an existing five-unit, three-level-over-crawlspace/basement residential building. Constructed by an unknown architect in 1902, the existing 3,807-square-foot, 40-foot-high building does not have a garage; the proposed project would convert the crawlspace to a garage, remove the bottom portion of a bay that extends to grade, and replace it with an approximately 8-foot-wide garage door that recreates the volume of the bay. Approximately 210 cubic yards of soil would be excavated to an approximate depth of 7 feet below grade. The project would expand the building by 1,150 square feet on the basement level, allowing for three parking spaces. The resulting building would be 4,957 net square feet. The subject property is on the west side of Cole Street between Frederick and Carl Streets, two lots away from the NC-1 district that marks the social and commercial center of the Cole Valley neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)].

REMARKS:

Please see next page.

DOCUMENTS DEPT.

MAR 24 2008

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

March 20 2008
Date

cc: Troy Kashanipour, Project Sponsor
Jeanie Poling, Planning Department
Shelly Perdue, Northwest Quadrant, Planning Department
Supervisor Ross Mirkarimi

Bulletin Board
Master Decision File
Historic Preservation Distribution List
Sue Hestor

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is a historical resource as defined by CEQA. The determination is based on four criteria: Criterion A (it is associated with events that have made a significant contribution to history); Criterion B (it is associated with lives of important persons in the past); Criterion C (It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value); or Criterion D (it yields information to contribute to our understanding of history).

The subject building was built between 1901 and 1902 at the beginning of the Edwardian era by an unknown architect and builder. Its style can best be described as Venetian Gothic or Moorish with double angled bays and a raised entry. The left side bay, where the garage door is proposed, extends to grade. The building is clad with narrow flush ship lap siding on the upper floors, wider simple drop siding on the ground floor, and a scored concrete base that extends up about 2 to 3 feet from grade. The top of the building has a centered pent roof. The subject building is a twin of the building to the left, 853-857 Cole Street (Lot 8A), which appears to have been built at the same time and originally owned by the same person. The subject building is included in the City's 1976 Architectural survey with a rating of 2 on a scale of -2 to 5, with a rating of 3 for its importance as a contributor to the streetscape.

A review of building dates in the area, a windshield survey of the neighborhood, and past Historic Resource evaluations for other properties in the area suggest that there is strong potential for a historic district or districts in the neighborhood defined by Victorian and Edwardian era buildings.

In a memorandum dated January 14, 2008, the Planning Department determined that the building is a historical resource.[1] The historical resources review concluded that the subject building appears to be eligible for the California Register under Criterion C as an individual resource because it embodies distinctive characteristics of an Edwardian era building with high artistic value and as a contributor to a potential Edwardian district. The subject building retains a high degree of integrity, having undergone minimal exterior alterations over its lifetime, and has therefore been determined to be a historical resource. The subject building does not appear to be eligible as a historic resource under Criteria A, B, or D.

Because the subject property appears to be a historical resource, the proposed project was evaluated to determine if the proposed alteration is consistent with the *Secretary of the Interior's Standards*. The proposed project would not remove any of the character-defining features of the building and therefore appears to meet the *Secretary of the Interior's Standards*. The Planning Department also evaluated whether the project would have an adverse impact on off-site historic resources. Because of the many Victorian and Edwardian era buildings in the area, this is strong potential for a historic district; however, given the project's modest scale and its preservation of character-defining features, the proposed addition and alteration would not have an adverse impact on off-site historic resources as defined by CEQA.[2]

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[1] Memorandum from Aaron Starr, Neighborhood Planner, to Moises Aceves, Major Environmental Analysis Division, *Historic Resource Evaluation Response for 847-851 Cole Street*, January 14, 2008. A copy of this memorandum is attached.

[2] Ibid.

CEQA State Guidelines Section 15301, or Class 1, provides an exemption for certain changes made to existing facilities involving negligible or no expansion of use. Specifically, Section 15301(e)(1) exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would add 1,150 square feet to the 3,807-square-foot building, which is an increase of approximately 30 percent of the total floor area. Therefore, the proposed construction is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review under the above-cited classification.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner:	Moises Aceves
Project Address:	**847-851 Cole Street**
Block/Lot:	1267/008
Case No.:	**2007.0969E**
Date of Review:	January 14, 2008
Planning Dept. Reviewer:	Aaron Starr (415) 558-6362 I aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes adding a garage at the ground floor of the subject building by removing the bottom portion of a bay that extends to grade, and replacing it with a garage door that recreates the volume of the bay. The proposal will require an excavation permit from the Department of Public Works (DPW) and as a result of the excavation will also require railings along side the excavated driveway. The excavation will also have the effect of slightly elongating the bay.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1902. The subject property is included in the City's 1976 Architectural survey and has a rating of 2 on a scale of -2 to 5, with a rating of 3 for its importance as a contributor to the streetscape.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the south side of Cole Street between Frederick and Carl Streets in the Cole Valley neighborhood. The subject property is two lots away from the NC-1 district that marks the social and commercial center of the Cole Valley neighborhood. A review of building dates in the area, a windshield survey of the neighborhood and past Historic Resource evaluations for other properties in the area suggest that there is strong potential for a historic district or districts in the neighborhood defined by Victorian and Edwardian Era buildings.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1900 to 1914

Notes: The subject building was built between 1901 and 1902 at the beginning of the Edwardian era by an unknown architect and builder. Its style can best be described as Venetian gothic or Moorish with double angled bays and a raised entry. The left side bay, where the garage door is proposed, extends to grade. The building is clad with narrow flush ship lap siding on the upper floors, wider simple drop siding on the ground floor, and a scored concrete base that extends up about 2-3 feet from grade. The top of the building has a centered pent roof.

The building's most striking details are the Moorish cornice below the pent roof, the large brackets above the entry that hold up the right side bay, the keystone element and scroll work above the lower window on the left-side bay, and the double square pilasters that flank either side of the raised entry held up by ornate scrolled brackets with a man's face at the center. The subject building is a twin of the building to the left, 853-857 Cole Street, lot 8A, having been built at the same time and apparently owned by the same person.

The three-story over basement building originally had 3 flats, one on each floor. However, at some point in the building's history, possibly in the 1940s after WWII, the bottom unit and the top floor unit were divided into two units each creating a 5-unit building. Other than the building's original double hung wood windows being replaced by single hung vinyl windows, the subject building retains a high degree of integrity with few changes to the building's façade.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does appear to be eligible under Criteria C as an individual resource because it embodies distinctive characteristics of an Edwardian Era building with high artistic value, and as a contributor to a potential Edwardian district. The building retains a high degree of integrity, with only its original windows replaced with vinyl windows. In addition, the subject building is located in a neighborhood with a large number of Edwardian Era buildings that have a high degree of integrity.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject building retains all seven aspects of integrity, having undergone minimal exterior alterations. Although the subject building's windows have been replaced with inappropriate vinyl windows, this modification is easily reversible by using the adjacent sister building as a guide. The City also has photographic evidence of the original windows from the 1976 Architectural Survey.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

   The project as proposed does not seek to remove any of the character defining features of the building. Notably, the project will maintain the volume of the left side bay by creating a garage door that mimics the volume of the bay.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

   Notes: There are other historic resources and potential historic resources in the area. However given the project's modest scale and that it will preserve all of the character defining features of the subject building, it will not have a significant adverse impact on any of them.

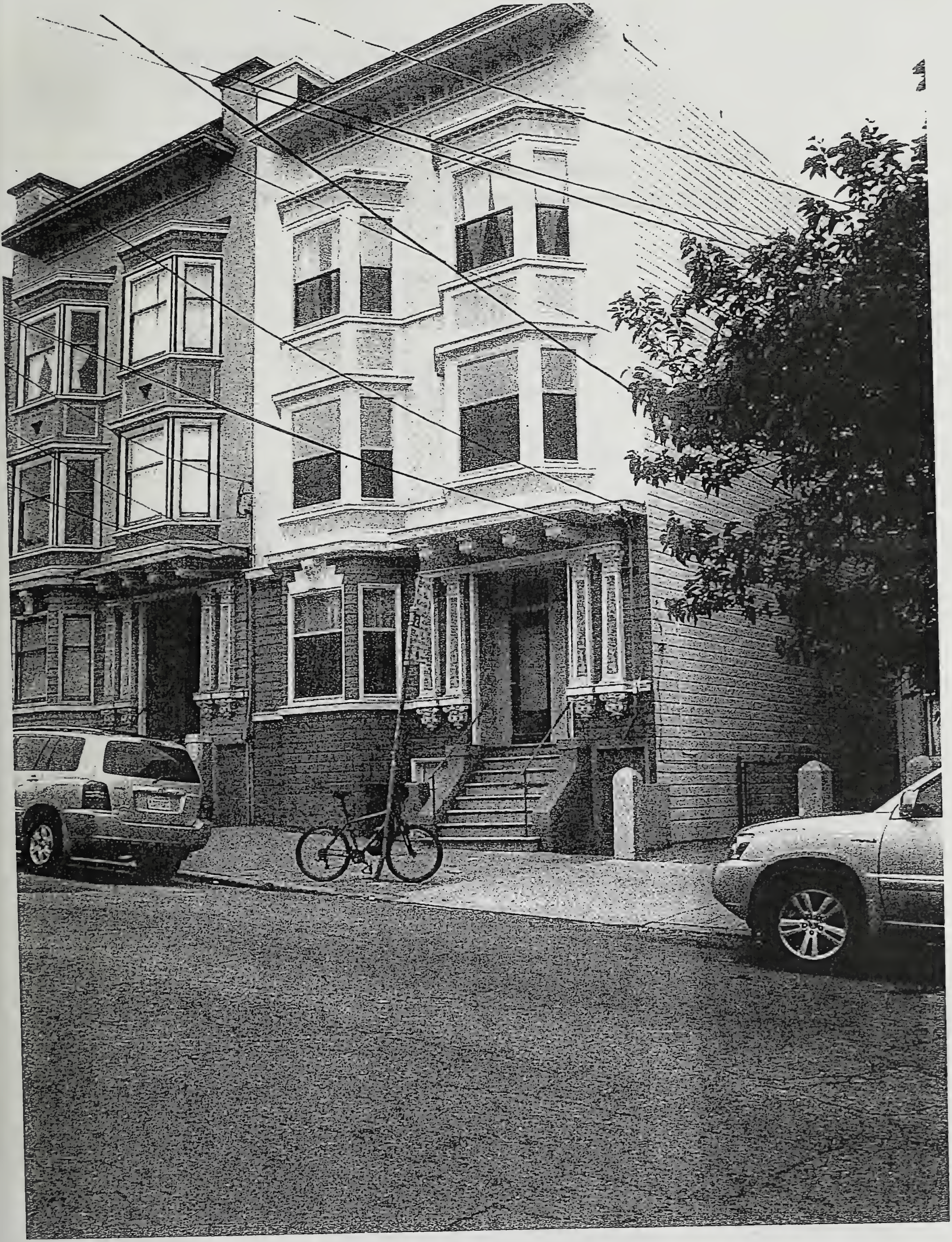
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 1-18-08

Mark Luellen, *Preservation Coordinator*

cc:
Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Michelle Glueckert / Neighborhood Planning- Southeast Quadrant

AS: G:\DOCUMENTS\Preservation\847-851 Cole Street.doc



847-851 Cole St.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

SF
C58
#59
3/20/08

Case No.:	**2007.1038E**
Project Title:	**936 Green Street**
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	0120/027
Lot Size:	2,112 square feet
Project Sponsor	David Darling, Aidlin Darling Design (415) 974-5604
Staff Contact:	Tim Blomgren – (415) 575-9023

PROJECT DESCRIPTION:

The proposed project includes the renovation of a three-story, single-family residence, built in 1907, by constructing extensions to the northeast on the second floor and to the west property line on the third floor; replacing wooden siding; changing the fenestration arrangement and orientation; and installing a living grass roof. The project site is located on a through lot located mid-block on the north side of Green Street extending to Macondray Lane, between Taylor and Jones Streets in the Russian Hill neighborhood. The proposed project would increase the 2,808 square-foot (sf) floor area of the existing structure by 470 square feet to 3,278 square feet.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

March 20, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc:
David Darling, Aidlin Darling Design
Wood L.L.C.
Dan DiBartolo, SF Planning Department
Supervisor Aaron Peskin

Historical Preservation List
Bulletin Board
Master Decision File
Exemption/Exclusion File

DOCUMENTS DEPT.

MAR 27 2008

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Remarks:

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by the California Environmental Quality Act (CEQA).[1] As described in the attached Historic Resource Evaluation Response (HRER), the existing three story, 2,808 square foot, single-family residential house was initially constructed by an unknown architect in 1907 and was renovated in 1955. The subject building is listed on the San Francisco Planning Department's 1976 Architectural Survey, which gave the building a "1" rating on a scale from minus 2 to 5 (5 being the highest quality). The existing building retains integrity in terms of location, association, and setting; it lacks integrity in terms of design, workmanship, feeling, and materials.[2] The building is not associated with any regional history, pre-history, or cultural heritage. It does not appear to be associated with specific events that relate to local or national history. No person of known historical significance appears to have been associated with the subject property. The building has a "rustic" appearance because of exterior walls clad in horizontal wood siding and painted wood sash windows. The subject building has been substantially altered since its original construction date. It is not believed to be the work of a master nor is it a fine example of craftsmanship or use of materials. Because of these alterations, the subject structure possesses poor historic integrity. Based on the criteria for evaluation, staff has determined that the building is not individually eligible for the California Register and would not be considered a historic resource for the purposes of CEQA.

Russian Hill-Macondray Lane National Historic District

The subject property is located on the eastern slope of Russian Hill within the Russian Hill-Macondray Lane National Historic District which is listed in the National Register of Historic Places. The historic district is distinguished for being a woodsy enclave noted for its historic charm, hidden quality, and lush vegetation. The buildings of the Russian Hill-Macondray Lane National Historic District are two- and three-story small-scale residential structures which are deceptively tiny because of the steep slope on Russian Hill and the resulting location of the lower floors as the hill drops off.

The subject property is located within this historic district. Although it was constructed during the period of significance of 1878 to 1930, the subject property is listed on the 1976 Architectural Survey as a building that detracts from the character of the district because of the remodeling which occurred in the 1950's. Because of this alteration, the building is not considered a contributor to the Russian Hill-Macondray Lane National Historic District. As the additions would not increase the relative size of the structure in relationship to Macondray Lane and the other structures in the area, the building would not have a significant adverse effect on off-site historic resources. The recladding of the structure with wood siding would also have no effect these resources.

---

[1] Historic Resource Evaluation Response Memorandum from Dan DiBartolo, Preservation Technical Specialist, to Tim Blomgren, Major Environmental Analysis, January 11, 2008. (See Attachment A.)

[2] *Ibid*

The proposed project would therefore not have a significant effect on historic resources as defined by CEQA and it may be found to be exempt from environmental review if other criteria are satisfied. The proposed project would involve minor modifications to an existing single-family structure. CEQA Guidelines Section 15301, or Class 1, provides an exemption environmental review for the minor alterations and additions to an existing private structure. Class 1(e)(1) provide for additions to existing structures provided the addition would not result in an increase of more than 50 percent of the floor area before the addition or 2,500 square feet whatever is less. The proposed project would add 470 square feet to a 2,808-square foot structure. Therefore, the project meet the criteria of Class 1(e)1 and is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource or other historic resources in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reason, it can be seen with certainty that the proposed project could not have a significant effect on the environment, and is therefore exempt from environmental review.

Attachment A: San Francisco Planning Department, HRER Memorandum January 11, 2008.

Attachment B: Photographs of an Aerial View the Existing Structure at 936 Green Street and a View of the Same Structure from Macondray Lane.

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MEMO

Historic Resource Evaluation Response

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Planning
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MEA Planner: Tim Blomgren
Project Address: **936 Green Street**
Block/Lot: 0120/027
Case No.: **2007.1038E**
Date of Review: January 9, 2008
Planning Dept. Reviewer: Dan DiBartolo
(415) 558-6291 | dan.dibartolo@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is a renovation to an existing single family residence on the east slope of Russian Hill. The project would consist of a horizontal expansion of the structure at two locations. At the northeast portion (Macondray Lane frontage) of the building's second level, a minor horizontal extension would increase occupiable floor space by approximately 140 square feet. At the third or top floor level, a horizontal addition would extend the floor to the west property line. The front elevation of this top floor addition would be setback approximately 12 feet from the front property line and six feet from the front elevation of the existing partial third floor. In conjunction with the project, a new roof deck is proposed at the second level and the project proposes installation of a living grass roof. Exterior façade modifications are proposed, such as replacement of the existing horizontal wood siding with a similar type of wood siding. Also, changes in fenestration arrangement, orientation and type with other façade modifications will lend the structure a more contemporary design than the existing altered structure. The building's footprint on the lot will not be altered, nor will there be changes to the landscaped features of the property at grade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1907. The subject property is listed on the San Francisco Planning Department's 1976 Architectural Survey, which gave the building a "1" rating on a scale from minus 2 to 5 (5 being the highest quality.) The property falls within the Russian Hill-Macondray Lane National Historic District. However, this building is not listed as a historically contributing building. In fact, the building is listed as a building that "detracts" from the character of the district

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east slope of Russian Hill within the Russian Hill-Macondray Lane National Historic District. The district is listed in National Register of Historic Places under criterion C, architecture, as a woodsy enclave on the steep north slope of Russian Hill, surrounded by the dense and treeless urban fabric of San Francisco. Its period of significance extends from 1878 to 1930. The district's defining features lie in its charm, the hidden quality and its landscaping. The buildings are all two and tree story frame residential structures, small in scale and deceptively tiny of Macondray where they acquire extra stories as the hill drops off toward Union Street. Buildings are densely packed, the space around them mostly an illusion created by the differences in elevation, by spectacular views and intense landscaping in every bit of open space. Architectural styles are mostly vernacular renditions of Colonial Revival, Craftsman, or Mission Revival.

The site is accessible from the Green Street steps and the Macondray lane walking path, making it inaccessible by car. There is heavy vegetation surrounding the building to the north and the south.

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district. This building is not listed as a historically contributing building. In fact, the building is listed as a building that "detracts" from the character of the district on the National Register of Historic Places Inventory Nomination Form.

Based on the supplied information there is no indication that the subject property is associated with any significant persons that would identify it as eligible under Criterion 2.

The subject building was originally constructed in 1907. However, a major renovation occurred in 1955 that resulted in significant diminution of character defining features of the original building design.

The subject building has been significantly altered since its original construction date (for more information, please see the integrity discussion below). The building is not believed to be the work of a master, nor is it a fine example of craftsmanship or use of materials. As such, staff has determined that the subject building does meet the architecture criterion that would identify it as eligible for the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Substantial loss of the historic integrity of the subject building was caused by a major alteration in 1955. However, the building still exhibits a "rustic" appearance due to its horizontal wood siding and its painted wood sash windows. Because of these changes staff believes the subject building has fair to poor historic integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources as the structure has been greatly altered since construction, is not a contributor to the National Register District, the addition does not dramatically increase the scale of the building on Macondray Lane and within the district and the exterior elevation would be reclad with the wood siding in conjunction other exterior changes that do not adversely affect the district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 1-11-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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[illegible] 936 GREEN STREET

936 Green Street

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: April 1, 2008
Case No.: **2008. 0023E**
Project Title: **461 29th Street**
Zoning: RH-2 (Residential House District, Two-Family)
40-X Height and Bulk District
Block/Lot: 6631/033
Lot Size: 2,850 square feet
Project Sponsor Kieran Boughan, Authorized Agent for Owner Michael Berghofer, (415) 244-0849
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

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PROJECT DESCRIPTION:

The 2,850 square-foot project site is located on the southern side of 29th Street on a block bounded by Sanchez Street to the east and Noe Street to the west in San Francisco's Noe Valley neighborhood. The proposed project would demolish the existing 907-square foot, one-story over garage, single-family residence constructed between approximately 1880 and 1886 and construct a new 3,687- square foot, three-story, two-unit duplex residential building.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(l) and 15303(b)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

april 4, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc:

Kieran Boughan, Project Sponsor
Delvin Washington, Neighborhood Planning Southwest Team Leader
Bevan Duffy, District 8, Board of Supervisors
Historic Distribution List
Virna Byrd, M.D.F.

Exemption File
Bulletin Board

DOCUMENTS DEPT.

APR 10 2008

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PROJECT DESCRIPTION (Continued):

The existing residential building is approximately 21 feet in height and the new proposed residential building would be up to 30 feet in height. In addition, the existing building currently has one off-street parking space and the proposed new building would have two off-street parking spaces. The proposed project would require conditional use authorization for the demolition of a residential structure per Board of Supervisor's Resolution No. 122-07.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether or not the building at 461 29th Street is a historical resource as defined by CEQA. In a memorandum dated March 20, 2008, the Planning Department determined that the existing building on the project site, which has no historical ratings, is not an historical resource as defined by CEQA.[1]

As described in the memorandum, the project site does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons, or architecture.[2] Although the subject building retains integrity with respect to location, it lacks integrity with respect to association, design, workmanship, setting, feeling and materials. For these reasons, the demolition of the existing residential building at 461 29th Street would not result in significant effects on an individual historic resource.

The existing building on the project site is a 907 square-foot, one-story-over-garage, wood-frame, single-family dwelling clad in stucco with a Mission Revival-themed parapet that conceals a flat roof. The project site appears to have been constructed circa 1886, and was one of the earliest buildings constructed on the residential block. The front elevation of the building is composed in three bays, with a central entrance flanked by aluminum windows on either side. A flat roofed portico projects over the front entrance, which contains a solid wooden door. Even though the project site is one of the oldest extant residential structures on the subject block, the integrity of the building has been significantly comprised through alterations that include raising the building to insert a garage, re-cladding the building to stucco, replacement of original wood windows with aluminum sliders, and alteration of the front entrance configuration.

The project site is located within an area that was formerly known as Horner's Addition, and which is now known as Upper Noe Valley. A mix of architectural styles characterizes 29th Street at the project location, including one-, two-, and three-story residential buildings constructed in the early and mid-twentieth century in a range of architectural styles including Marina and Mediterranean Revival style buildings and modified Queen Anne and Craftsman style residences. It does not appear that the project site is located within a potential historic district. Therefore, the proposed project would not have an adverse effect on off-site historical resources as defined by CEQA.[3]

---

[1] Historic Resource Evaluation Response Memorandum for 461 29th Street from Sophie Middlebrook, Preservation Planner, to Chelsea Fordham, Major Environmental Analysis March 20, 2008. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

Due to proposed localized excavation, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated February 27, 2008, the Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits present at the project site.[4] The localized excavation has the potential to disturb soils. However, the proposed ground disturbance would be shallow and limited to 5 feet below ground surface (b.g.s.). Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. Additionally, CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. The proposed project would result in the demolition of one 907 square-foot single-family residential structure and the construction of a 3,687-square foot two-unit duplex residential building. Therefore, the proposed project would be exempt from environmental review under Class 1 and 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, February 27, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0023E.

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MEMO

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Historic Resource Evaluation Response

MEA Planner: Chelsea Fordham
Project Address: **461 29th Street**
Block/Lot: 6631/033
Case No.: **2008.0023E**
Date of Review: March 20, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing one-story, single-family dwelling and the construction of a new two-story, two-family residential building. Preliminary plans of the proposed new building have been submitted to the Department with the Environmental Exemption application, and a building permit application has been filed.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1900; however, information submitted by the Project Sponsor indicates that the building was constructed sometime prior to 1886, and sometime after the completion of the 1880 census. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the south side of 29th Street, between Noe and Sanchez Streets, within an RH-2 Zoning District and a 40-X Height and Bulk District. The subject property is located within what was formerly known as Horner's Addition, now known as Upper Noe Valley. A mix of architectural styles characterizes 29th Street at this location, including one-, two-, and three-story residential buildings constructed in the early and mid-twentieth century in a range of architectural styles including Marina and Mediterranean Revival style buildings and modified Queen Anne and Craftsman style residences. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

---

[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property appears to have been constructed circa 1886, and was one of the earliest buildings constructed on the residential block. The 1886 Sanborn Fire Insurance map illustrates that the subject building was one of only ten extant buildings on the block; information submitted by the project sponsor illustrates that in 1886 the block was sparsely populated but that by 1914 a regular pattern of residential development had been established. However, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from City Directories, the Spring Water Valley Company records, and newspaper searches provided by the Project Sponsor indicates that on early owner of the subject property was Thomas McGrorey, whose signature appears on the water connection application. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story-over-garage, wood-frame, single-family dwelling clad in stucco with a Mission Revival-themed parapet that conceals a flat roof. The front elevation is composed in three bays, with a central entrance flanked by aluminum windows on either side. A flat roofed portico projects over the front entrance, which contains a solid wooden door.

As noted above, the subject building is one of the oldest extant residential structures on the block. However, the integrity of the building has been significantly compromised through alterations that include raising the building to insert a garage, re-cladding the building in stucco, replacement of original wood windows with aluminum sliders, and the alteration of the front entrance configuration. The subject building does not appear to be individually eligible for the California Register as a structure that contributes to the evolution of a construction type. As noted above, the subject property does not appear to be located within a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: As evidenced in the construction history provided by the project sponsor, the subject building has been significantly altered and its integrity has been compromised. As a result of alterations that include re-cladding the wood building in stucco, reconfiguring the roof form and entrance, raising the building to insert a garage at the ground level, and replacement of original windows and doors, the structure does not convey historic significance. As noted above, it does not appear that the subject building is eligible for the California Register.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 3-20-08

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Elizabeth Watty, Neighborhood Planner, SW Quadrant

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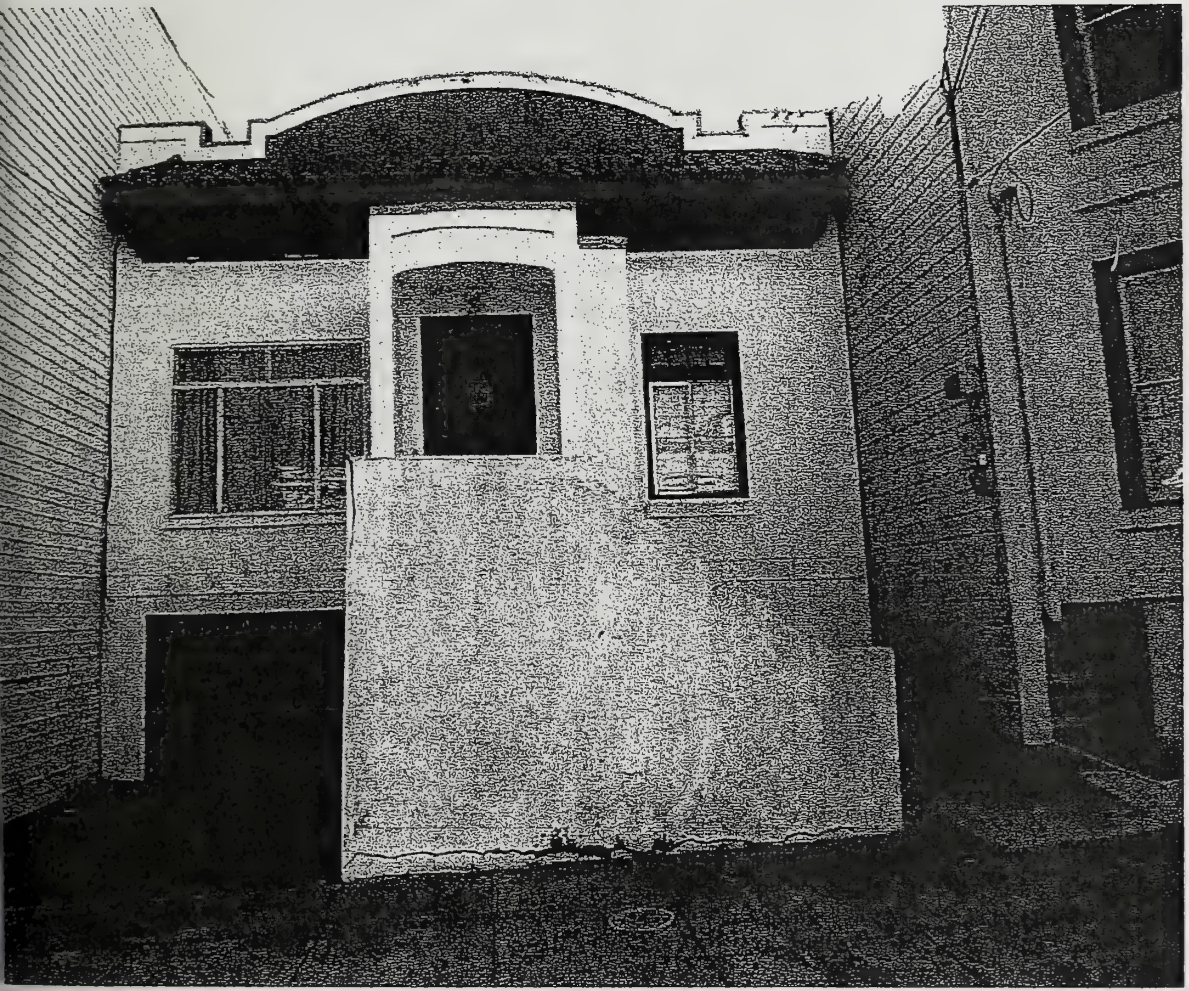

North elevation

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: April 7, 2008
Case No.: **2007. 0591E**
Project Title: **1864-68 Green Street**
Zoning: RH-3 (Residential House District, Three-Family)
40-X Height and Bulk District
Block/Lot: 0543/015
Lot Size: 3,436 square feet
Project Sponsor V. Mark Rafanelli, (925) 254-8800
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The 3,436 square-foot project site is located on the north side of Green Street between Laguna Street to the west and Octavia Street to the east in San Francisco's Cow Hollow neighborhood. The existing building on the site, which was constructed in 1904, is an approximately 5,815 square-foot, three-story over basement, three-unit residential building.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

April 8, 2008
Date

cc:

V. Mark Rafanelli, Project Owner
S. Purdue and C. Fordham, San Francisco Planning Department
Supervisor Alioto -Pier, District 2
Historic Distribution List
Virna Byrd, M.D.F.

Exemption File
Bulletin Board

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PROJECT DESCRIPTION (Continued):

The proposed project involves the construction of a full three-story rear yard addition and the installation of a garage in the location of the existing basement, which would require raising the building by 1'8". The project would also involve substanial interior renovations. The proposed project would convert the existing 1,216 square-foot basement into an approximately 1,096 square foot garage that would provide four off-street parking spaces. The proposed rear yard addition would provide an additional 484 square-feet to each of the three-stories for a total addition of approximately 1,452 square-feet. The proposed three-story, three unit structure would include approximately 6,171 square feet. The existing height of the building would increase from 37'- 10" to 40'- 0". The proposed project would require a curb cut permit for the proposed garage.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER), 1864-68 Green Street does not appear to be eligible for listing in the California Register of Historical Resources as an individual resource under Criteria 1 (Events), Criteria 2 (Persons), or Criteria 3 (Architecture). However, the building does appear to be eligible for listing in the California Register as a likely contributor to a potential historic district based on its significance under Criterion 3 (Architecture).[1]

The existing building is a three-story-over-basement, Edwardian-style, multi-family building with Classical details, constructed around 1904 by Albert E. Wilford. The primary building façade is two bays wide and clad in flush wood and tongue-and-groove siding. The building is distinguished by semi-elliptical projecting bays and an arch-framed recessed entrance.

There are several buildings in the immediate vicinity of 1864-68 Green Street that were included in the 1976 Citywide Architectural Survey and in *Here Today,* which indicates the existence of a potential historic district based on shared architectural characteristics. The project site appears to be significant based on its contribution to the collection of high-quality Victorian and Edwardian period designs in the area. The area contains a high concentration of buildings that were constructed in the late 19th and early 20th centuries when the area was largely developed for residential housing. The project site represents a period in the development of the neighborhood at the turn-of-the-20th century during which the remaining open lots were developed as multi-family properties to house the flux of residents leaving the more densely populated city core. As a result of this development, there is considerable harmony among the houses and flats in the neighborhood. The building styles vary, but Queen Anne, Stick, and Edwardian styles predominate. In addition, most of the building details are intact; while there have been some alterations to buildings in the vicinity, the majority still possess the basic form, footprint, and fenestration pattern of their original construction.

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[1] Historic Resource Evaluation Response Revised from June 26,2008 Memorandum for 1864-68 Green Street from Shelley Perdue, Preservation Technical Specialist, San Francisco Planning Department to Brett Bollinger, Major Environmental Analysis, Planning Department March 13, 2008 . A copy of this memorandum is attached.

The project site retains a high degree of integrity since it has undergone minimal alterations over its lifetime. [2] The obvious alterations to the project site are the applications of a textured coating to the wood siding and the replacement of the original steps (likely wood) with terrazzo. These changes do not greatly diminish the overall material integrity of the building and the building remains a highly intact example of Edwardian-style architecture and a likely contributor to a potential historic district. As described in detail in the attached HRER, the project site is considered a historical resource under CEQA based on its likely contribution to a potential historic district. The Planning Department assessed whether the proposed project would result in a substantial adverse change to the historical resource. In the Historic Resource Evaluation Response (HRER), the Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant Secretary of Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building (Secretary Standards) and that the project would not have a significant adverse affect on the historic resource.[3]

The original proposed project filed with the Planning Department on June 5th, 2007 would have resulted in raising the building 1′ - 8″ and adding a garage opening which would have irreversibly altered the original three-story with basement design of the building and changed the proportions of the facade by elongating the ground floor.[4] The addition of the height would also have altered the buildings relationship to the adjacent building, which have the same scale and proportion as the project site. The installation of a garage would have destroyed historic materials at the base of the building leaving a large blank space at the base of the western bay. Additionally, the original proposed project would have also included the addition of steps to the entrance stairs that would permanently alter the scale and appearance of that element. Moreover, the excavation of the sidewalk in front of the building would change the historic relationship to the street. Therefore, it was determined that the original proposed project was not consistent with the Secretary Standards and would have an adverse affect on the historic resource.[5]

The project sponsor has revised the project plans as originally filed with the Planning Department to retain the façade of 1864-68 Green Street in its present configuration, preserving the existing height, scale, and massing of the building (October 17, 2007). The revised plans include a modified new entry stairs with stepped knee walls. While raising the building by 1′- 8″ and adding a garage opening would alter the original design of the building; the revised treatment of the entry stairs would mediate the change in the proportions of the facade and reduce the impact to a less-than-significant level.[6] Additionally, as shown in the revised elevation drawing, the proposed increase in the building's height would not cause the building to exceed the heights of either adjacent building and would not significantly alter the relationship of floor heights among the three adjacent buildings. Although the installation of a garage would cause the removal of historical material at the base of the building, this portion of the building does not contain any significant architectural features and, therefore, would not cause a significant adverse impact on the integrity of the facade.[7] Lastly, the construction of a rear yard addition would not be visible from the street and would not alter character-defining features of the building and would comply with the Secretary Standards and, therefore, would not cause a significant adverse impact to the integrity of the building. With these revisions, the Planning Department has determined that the revised project would meet the Secretary Standards and would not have an adverse effect to the historic resource.

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[2] Perdue, March 13, 2008, p. 3.

[3] Ibid

[4] Historic Resource Evaluation Response Memorandum for 1864-68 Green Street from Shelley Perdue, Preservation Technical Specialist, San Francisco Planning Department to Brett Bollinger, Major Environmental Analysis, Planning Department June 26th, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0591E.

[5] Perdue, June 26th, 2007, p. 3

[6] Perdue, March 13, 2008, p. 3.

Due to proposed foundation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated March 14, 2008, the Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits present at the project site.[8] The foundation work has the potential to disturb soils. However, the proposed ground disturbance effects would be shallow and limited to 1.5 feet to 4 feet below ground surface (bgs). Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

Because the proposed project would be consistent with the Secretary Standards and would not result in a significant effect on a historical resource or archeological resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Additionally, Class 1(e) provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition and alteration of the approximately 5,815 square foot three-story over basement, three-unit residential building resulting in a 6,171 square foot, three-story over garage, three-unit residential building with four off-street parking space. Therefore, the proposed additions and alterations to the residential building are exempt from environmental review under Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is a historical resource under CEQA, after analyzing the proposed project, as revised, Planning Department preservation staff concluded that it would not cause a substantial adverse change in the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project is therefore exempt under the above-cited classification. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[7] Perdue, March 13, 2008, p. 3.

[6] Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, March 14, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0591E.

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MEMO

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Historic Resource Evaluation Response

Revised from June 26, 2007 Memorandum

MEA Planner:	**Brett Bolinger**
Project Address:	**1864-68 Green Street**
Block/Lot:	0543/015
Case No.:	2007.0591E
Date of Review:	March 13, 2008
Planning Dept. Reviewer:	Shelley Perdue (415) 575-6625 I shelley.perdue@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project, as originally submitted and reviewed in June 2007, involved raising the building 1'-8" to provide for a garage and constructing a full-height rear yard addition. The proposed garage opening was proposed to be located beneath the projected west window bay on the front façade and recess approximately 4'-2" from the plane of the front façade. The entry was also proposed to be modified by extended the stairs into the existing vestibule area and eliminating the outer double doors. (See original drawings dated March 14, 2007.)

The revised proposal includes a modified new entry stair with stepped knee walls. (See revised drawings dated October 17, 2007.)

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included on the 1976 City Planning Architectural Survey with a rating of '3'.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

1864-68 Green Street is located on the north side of the street between Laguna and Octavia Streets in the in the southeast portion of the Marina area known as Cow Hollow in San Francisco. The house is surrounded primarily by residential land uses and is within an RH-3 District and a 40-X Height and Bulk District.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. This section of San Francisco was largely developed in three phases between the mid-19th century and the early 20th century. The area was first settled with dairy farms and weekend retreats between 1850 and 1870. Later, between 1880 and 1900, the area developed into a prestigious suburb as the cable car lines extend westward and the land was cleared of sand dunes, increasing accessibility to the area. Near the turn of the 20th-century and especially after the fire of 1906, the area experienced a new wave of population growth as people moved out of the city core and constructed multi-family flats and apartment houses on remaining vacant lots.

Cow Hollow includes a range of residential building types, including larger single family detached residences in the higher elevations, one and two family residences, and multi-family structures on corner lots and lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of 1864-68 Green Street that were included in the 1976 Citywide Architectural Survey and are in *Here Today*.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☒ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1860-1910

Notes: 1864-68 Green Street is a three-story-over-basement, Edwardian-style, multi-family building with Classical details, constructed ca.1904 by Albert E. Wilford. The primary façade is two bays wide and clad in flush wood and tongue-and-groove siding. The building is distinguished by semi-elliptical projecting bays and an arch-framed recessed entrance.

The subject property does not appear to be eligible for listing in the California Register of Historic Resources as an individual resource under Criteria 1, 2, or 3. However, the building does appears to be eligible for listing in the California Register as a likely contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The property appears to be significant based on its contribution to the collection of high-quality Victorian and Edwardian period designs in the area. The area contains a high concentration of buildings that were constructed in the late 19th and early 20th centuries when the area was largely developed for residential housing. The subject building represents a period in the development of the neighborhood at the turn-of-the-20th century during which the remaining open lots were developed as multi-family properties to house the flux of residents leaving the more densely populated city core. As a result of this development, there is considerable harmony among the houses and flats in the neighborhood. The building styles vary but Queen Anne, Stick, and Edwardian styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The subject property retains a high degree of integrity in each category having undergone minimal alterations over its lifetime. Obvious alterations are the application of a textured coating to the wood siding and the replacement of the original steps (likely wood) with terrazzo. These changes do not greatly diminish the overall material integrity of the building, however, and it remains a highly intact example of Edwardian-style architecture.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Specifically, the project complies with Standards 2 and 9, which state:

> ***Standard 2:*** *The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
>
> ***Standard 9:*** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

While raising the building 1′-8″ and adding a garage opening will irreversibly alter the original three-story with basement design of the building, the revised treatment of the entry stair will mediate the change in the proportions of the façade and reduce the impact to a less-than-significant level. Additionally, as shown in the revised elevation drawings, the proposed increase in the building's height will not cause the building to exceed the heights of either adjacent building and will not significantly alter the relationship of floor heights among the three buildings. Although the installation of a garage will cause the removal of historic material at the base of the building, the area does not contain any significant architectural features and, therefore, will not cause a significant adverse impact to the integrity of the façade. Lastly, the construction of a rear yard addition that will not be visible from the street and will not alter any character-defining features of the building will comply with the *Standards* and, therefore, not cause a significant adverse impact to the integrity of the building.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

   The project as proposed will not have any adverse effects to the historic resource.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 3-13-08
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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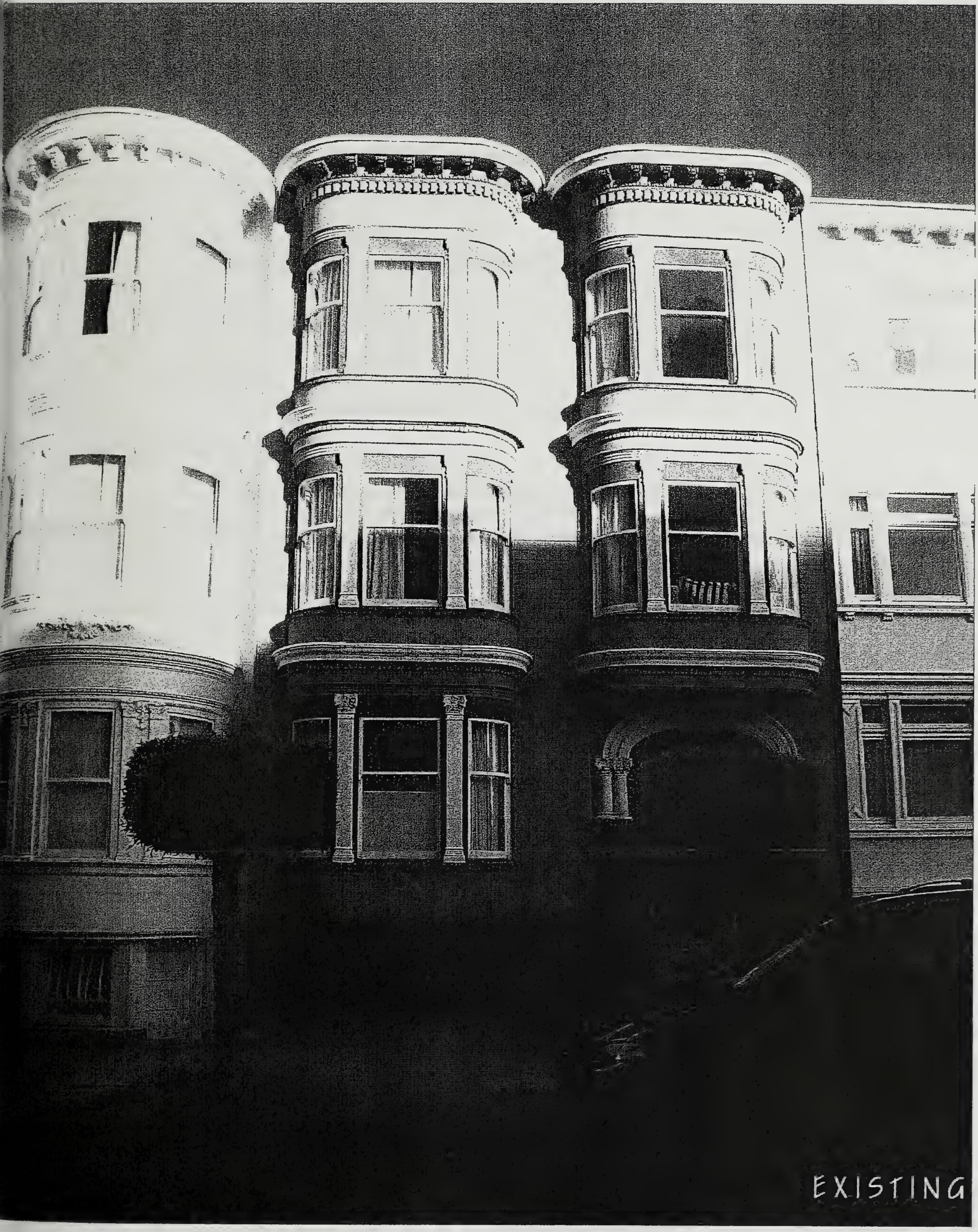
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.0815E**
Project Title:	**Pier 70 Floating Drydock**
Zoning:	M-2, 40-X
Block/Lot:	9900/070
Project Sponsor	Mark R. Paez, Pier 1 (415)705-8674
Staff Contact:	Don Lewis (415) 575-9094 don.lewis@sfgov.org

PROJECT DESCRIPTION:

This Certificate of Determination supercedes the Certificate of Determination that was issued on August 13, 2007. The project site is located at Pier 70, at the foot of 20th Street east of Illinois Street. The proposed project would consist of disposing of an inoperable floating drydock, floating drydock No.1 (Dd1), which is temporarily berthed at Pier 70 within BAE Systems San Francisco ship repair facility. Because the vessel is inoperable and was determined to be in "scrap" condition by a qualified Marine Surveyor, the Port proposes to dispose of the vessel by having it dismantled, cut up, and sold as scrap for salvage value. The vessel is not seaworthy and can only be transported within the San Francisco Bay under careful

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 30 [State CEQA Guidelines Section 15330]

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REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

April 10, 2008
Date

cc:
Mark Paez, Planner, Port of San Francisco
Historic Distribution Mailing List
Julain Banales, SE Quadrant
Bulletin Board
M.D.F
Exemption/Exclusion File

supervision and ideal weather conditions. Environmental investigations of Dd1 revealed the presence of asbestos, lead based paint, copper, heavy metals, PCB-containing materials, creosote treated wood and petroleum hydrocarbons. Port staff will ensure appropriate abatement and disposal of hazardous materials associated with Dd1 in compliance with State and Federal regulations. The Port would issue a Request for Proposals (RFP) to solicit a private contractor to undertake both the remediation and the disposal of the vessel. No new structures are proposed.

REMARKS:

The vessel was constructed by the Navy in 1943 and was fabricated as part of the Navy's WWII building program. This massive vessel, measuring 83,712 square feet, operated as part of the Pier 70 shipyard for most of its career until being retired by the Port in 1999 due to its inoperability caused by extensive deterioration and the failure of the vessel to re-float during drydock operations.

Dd1 is one of a number of historic features identified on the waterside of the Pier 70 area in the San Francisco Planning Department's 2001 Central Waterfront Cultural Resources Survey. Due to the lack of information about their date of construction, degree of integrity and significance, the Planning Department was unable to reach a conclusive survey level determination of significance for the Pier 68/70 area drydocks, wharves, and piers. As a result the Planning Department deferred the necessary additional research and analysis to the future and assigned these features a National Register of Historic Places Eligibility Rating of 4D5 based on their field observations.

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the floating drydock is not an historical resource. As described in the attached Historic Resource Evaluation Response, Dd1 is an ineligible resource due to the cumulative loss of integrity that has resulted from extensive deterioration, damage, alterations and the removal or loss of machinery and equipment necessary to understanding the function and significance of the vessel.[1]

As noted above, the disposal of Dd1 would result in the removal of vessel from its temporary berth at BAE Systems San Francisco ship repair facility at Pier 70. Because the inoperable vessel occupies an otherwise active berth that is a necessary part of the shipyard, removal would improve the day to day ship repair operation and long–term viability of this historic use of the property. Because two floating drydocks would remain in operation at the site and visible to the public, the proposed disposal of Dd1, which has lost its historic integrity and is not an eligible resource, would not result in an adverse effect on historical resources.

CEQA Guidelines Section 15330, or Class 30, provides for an exemption from environmental review for minor cleanup actions taken to prevent, minimize, stabilize, mitigate or eliminate the release, or threat of release, of hazardous waste or substances which are small or medium removal actions costing $1 million or less. The proposed project is estimated to cost $700,000. Therefore, the proposed project would be exempt under Class 30.

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[1] Memorandum from Mark Paez, Historic Preservation Technical Specialist, Port of San Francisco to Joy Navarrete, Major Environmental Analysis, August 6, 2007.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarrete

Project Address: Pier 70 - Foot of 20th Street east of Illinois Street
Block: 9900 Lot: 0070 (Pier 68-70)
Case No.:
Date of Review: July 23, 2007

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Mark Paez, Preservation Technical Specialist
Company: Port of San Francisco
Address Pier 1 The Embarcadero, San Francisco, CA 94111
Phone: 415-705-8674
Fax: 415-732-0497
Email: mark_paez@sfport.com

Owner
Name: Port of San Francisco
Company:
Address: Pier 1 The Embarcadero, San Francisco, CA 94111
Phone: 415-274-0400
Fax:
Email:

PROPOSED PROJECT

☒ Demolition (dismantle for salvage and recycling)
☐ Alteration (also includes maintenance and repair)

Project description:

The Port of San Francisco proposes to dispose of an inoperable floating drydock, floating Drydock No.1 (Dd1), which is temporarily berthed at Pier 70 within the BAE Systems San Francisco ship repair facility (see attached Pier 70 aerial photograph). Because the vessel is inoperable and was determined to be in "scrap" condition by a qualified Marine Surveyor (see attached June 2007 Structural and Environmental Assessment Report) the Port proposes to dispose of the vessel by having it dismantled, cut up and sold as scrap for salvage value. The vessel is not sea worthy and can only be transported within the San Francisco Bay under careful supervision and ideal weather conditions. The Port would issue a Request for Proposals (RFP) to solicit a private contractor to undertake the disposal of the vessel.

Pre-Existing Historic Rating / Survey

The vessel was constructed by the Navy in 1943 (the vessel identification "name" plate has been removed) and operated most of its 63 year career at Pier 70 as a civilian drydock. Dd1 was fabricated as part of the Navy's WWII building program and is technically referred to a as a Medium Auxiliary Floating Drydock (AFDM) (see attached copy of the original 1942 engineering drawing). The last safety inspection and certification of the vessel's operability by an independent qualified Marine Surveyor was conducted in 1983 for Todd Shipyards, the Port tenant that operated the Pier 70 shipyard at that time.

Dd1 formerly operated as part of the ship repair and drydock operation at Pier 70 under the management of Bethlehem Steel, and its successor's Todd Shipyard and San Francisco Drydock. The Port acquired Dd1 in 1987 as part of its acquisition of the former 65 acre shipyard in the Central Waterfront. The vessel measures 654 feet in length by 128 feet in width by 54 feet in height, this massive vessel operated as part of the Pier 70 shipyard for most of its career until being retired by the Port in 1999 due to its inoperability caused by extensive deterioration and the failure of the vessel to re-float during drydock operations. The Port's Pier 70 ship repair operations continue to utilize two other Port owned floating drydocks; the Eureka which is of similar design, age/vintage, size and construction as Dd1 and Drydock No. 2. that is a much larger vessel and of a later vintage (see attached contemporary Pier 70 Aerial Photograph). These two operable floating drydocks were also acquired by the Port as part of Bethlehem's 1987 transfer of the shipyard to the City. These two vessels are in relatively good condition and are periodically inspected for safety and certified by an independent qualified Marine Surveyor.

Dd1 is one of a number of historic features identified on the waterside of the Pier 70 area in the San Francisco Planning Department's 2001 Central Waterfront Cultural Resources Survey. Due to the lack of information about their date of construction, degree of integrity and significance, the Planning Department was unable to reach a conclusive survey level determination of significance for the Pier 68/70 area drydocks, wharves and piers. As a result the Planning Department deferred the necessary additional research and analysis to the future and assigned these features a National Register of Historic Places Eligibility Rating of 4D5 based upon their field observations (see attached DPR 523 Historic Resources Survey Record and National Register Status Codes Summary).

This HRER evaluation is based upon information contained in the city survey documentation, an April 2006 Ship Repair Yards & Drydocks in San Francisco 1941-55 historic context prepared by the Work Place History Organization, as well as additional primary research and documentation prepared by the Port's Maritime Division and other sources (see attached context statement). The outcome of this effort led to a determination that Dd1 is an ineligible resource due to the cumulative loss of integrity that has resulted from extensive deterioration, damage, alterations and the removal or loss of machinery and equipment necessary to understanding the function and significance of the vessel (see following summary and attached Drydock No. 1 Conditions Report for a listing of the deterioration, damage, alterations and loss of equipment).

Feature	**Status**
Control Room/House	Extensive damage caused by vandalism
Wing Walls	Extensive corrosion, holes & wood patches
Wing Wall Rigging	Missing
Wing Wall Connector Bridge	Removed
Wing Wall compartment Door	Removed
External Stairs	Hazardous due to unstable condition
Vessel Name/Identification Plate	Removed
Hull	Damaged by grounding on Yerba Buena Island
Outrigger and Flying Bridge	Damaged by grounding on Yerba Buena Island
Pontoon Deck	Loss of iron thickness, water penetration due to holes
Hatch Covers	Missing
Floatation	In operable, vessel takes on water and requires bilge pumping
Towing Bitts	Lack strength and stability necessary to tow vessel

This above list of features is evidence of the cumulative deterioration, damage, alteration, removal or loss of the above character defining features, including the control room, catwalks, aprons, and extensive deterioration and haphazard patching of the wingwalls and deck. The alteration or lack of these features contributes to the loss of integrity and a significant change in the appearance of the vessel such that it no longer reflects its historic WWII era. These features of the vessel are an integral part of the original design and engineering and are essential to understanding the complex functioning of the resource and collectively convey historic significance (for additional information on the operations of floating drydocks please refer to the attached Workplace History Organization Historic Context Report).

Additionally, the preparation of this report included consultation with Stephan Canright, Maritime Historian with the National Park Service Maritime Museum, and Andy Davis of Tri-coastal Marine, Consulting Navel Architect, with expertise in vintage vessels including floating drydocks. Both parties indicated that WWII vintage floating drydocks like Dd1 are not particularly distinguished or rare and that there are numerous similar floating drydocks from the WWII period on the west coast that are operable and/or in better condition, including the floating drydock Eureka which is a similar make and model drydock which is fully operational, berthed at and an active part of the Pier 70 shipyard.

The Port's Maritime and Engineering experts also contributed to this analysis of the Dd1 by providing detailed information about the condition of the vessel (see attached Floating Drydock Background Report). The background report includes conditions information, a chronology of events to date, costs associated with the berthing and retrieval of the vessel, a summary of its structural condition and photographic documentation. Five years have past since Planning prepared its 2001 DPR 523A and B Survey Form for the floating drydocks, piers and wharves at Pier 70. Dd1 has suffered from five additional years of deterioration and damage due to the impact of grounding at Yerba Buena Island.

The Port provided written notification of the proposed disposal to six potentially interested parties including historic preservation related organizations. The purpose of the notice was to provide these potentially interested parties with an opportunity to view and photograph the vessel and to determine whether or not they wished to make a proposal for the acceptance and transfer of the surplus vessel to their organization for historic preservation purposes. The Port agreed to transfer the vessel to a non-profit provided it could demonstrate that it had the economic capability to assume all liability for the vessel and had a plan for the reuse, preservation or exhibition of the vessel. The local non-profit historic preservation related group known as "Work Place History Organization" (WHO) initially expressed interest, but ultimately declined the Port's offer (see attached Port notification letter and WHO correspondence). None of the other parties or organizations contacted, including the National Maritime Park and Museum, expressed an interest in the vessel or its disposal.

Historic District / Neighborhood Context:

See above discussion of Neighborhood Context

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1941 to 1955

Notes: Floating Drydock No. 1 has a direct association with WWII, but is ineligible for historic resource consideration due to the significant loss of integrity resulting from its altered condition as discussed above.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Utilizing National Park Service Bulletin 15 and the seven aspects of integrity, as well as a National Register Bulletin 20 (Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places). Dd1 was analyzed and found to have lost integrity in five of the seven categories as follows:

Location

Dd1 maintains integrity of location and setting because it is still floating and berthed at Pier 70 within the ship repair facility, an area which maintains its historic maritime industrial appearance and use.

Design

Dd1 has lost integrity of design because of extensive deterioration, damage, alterations and loss of equipment and machinery necessary to the operation of the vessel. Although the basic hull form remains many of the vessels character defining features have been modified or removed. In addition, because in the opinion of qualified experts the vessel is not particularly distinguished or rare this potential resource must be sufficiently intact to maintain integrity of design.

Setting

Dd1 maintains integrity of setting because the character of the Pier 70 area where it acquired significance still reflects the WWII period of significance.

Materials

Dd1 has lost integrity of materials as a result of the cumulative loss of important character defining elements such as the Wing Wall Connector Bridge and rigging, as well as the extensive deterioration and damage to the wing walls and Pontoon such that it no longer retains sufficient key exterior materials from period of its historic significance.

Workmanship

The vessel is but a remnant of what it was during the period of significance making it difficult for even the trained eye to discern information about WWII era technology, aesthetics and construction techniques employed in the fabrication of this type of utilitarian vessel.

Feeling

Because the appearance of Dd1 no longer reflects the WWII era as a result of the cumulative loss of materials and alteration of character defining features, it no longer conveys an historic sense of a particular time period and therefore has lost integrity of feeling.

Association

Because the vessel is far from intact as a result of the extensive deterioration, damage, alterations and loss of equipment and machinery it is unable to provide a direct link to an historic event such as WWII ship building or repair and therefore lacks integrity of association.

The conclusion of this analysis of integrity is that Dd1 is ineligible individually, or as a potential contributor to a Pier 70 National Register Historic District, due to the cumulative loss of integrity (see attached Structural and Environmental Assessment, and Floating Drydock No. 1 Background and Conditions Report).

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The disposal of Dd1 would result in the removal of vessel from its temporary berth at the BAE Systems ship repair facility at Pier 70. Because the inoperable vessel occupies an otherwise active berth that is a necessary part of the shipyard, removal would improve the day to day ship repair operation and long-term viability of this historic use of the property. Because two floating drydocks, Floating Drydock No. 2 and the Eureka, would remain in operation at the site and visible to the public the proposed disposal of Dd1, which has lost its historic integrity and is not an eligible resource, would not result in an adverse effect on historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Date: 8-6-07

Mark Luellen, Preservation Coordinator

Supporting Documentation Provided:

- Pier 70 Aerial Photograph
- Structural & Environmental Assessment
- 1942 Engineering Drawing
- DPR 523 A and B Records
- Work Place History Organization Historic Context
- Floating Drydock No.1 Background Report
- Port Notification and WHO correspondence

cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File
Kanya Dorland, Port of San Francisco

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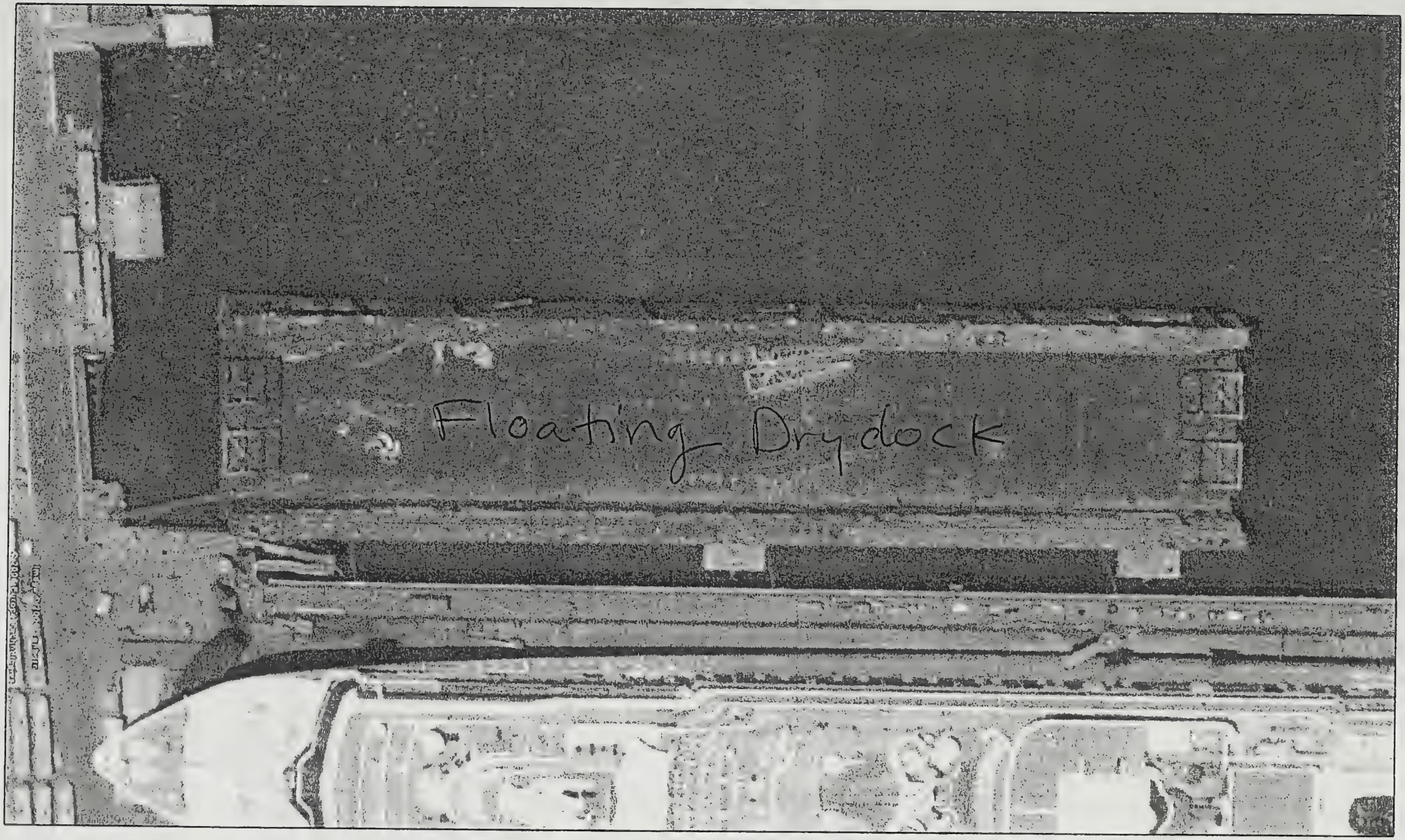
Floating Drydock

Figure 1. Floating Drydock at Berth 70, Port of San Francisco

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.0627E**
Project Title:	**1629 Dolores Street**
Zoning:	RH-3 (Residential House, Three-Family) 40-X Height and Bulk District
Block/Lot:	6634/015
Lot Size:	2,500 square feet
Project Sponsor	Gary Gee, Architect (415) 863-8881
Staff Contact:	Tim Blomgren – (415) 575-9023 Tim.Blomgren@sfgov.org

PROJECT DESCRIPTION:

The project would consist of demolition of an existing single-family residence on the project site and construction of a new, 40-foot-high, four story, three-unit residential building. The project site is located mid-block on the east side of Dolores Street, between 29th and Day Streets, in the Bernal Heights Neighborhood adjacent to the Noe Valley Neighborhood. The total floor area of the proposed building would be 4,573 square-feet (sf). The new building would have three off-street spaces in a garage on the ground level. Originally constructed in 1899, the existing building on the site is a single-story, single-family residence with a below grade, single space garage.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(l)(1) and 15303(b)]

REMARKS:

See next page.

DOCUMENTS DEPT.

APR 22 2008

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PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

april 17, 2008
Date

cc:
Gary Gee, Project Sponsor
Tim Blomgren, MEA Division
Sophie Middlebrook, Preservation Planner
Elizabeth Watty, Neighborhood Planning Division

Supervisor **Dufty**, District 8
Virna Byrd, M.D.F.
Exclusion/Exemption
Historic Preservation Distribution List
Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] As described in the attached Historic Resource Evaluation Response (HRER), the existing one story, 1000 square foot, single-family residential building was initially constructed by an unknown architect in 1899 and has been used as a residence ever since. The subject building is not listed on any Local, State, or Federal historic lists or surveys. It was found to retain integrity in terms of location and setting, but to lack integrity in terms of design, workmanship, feeling, and materials.[2] The building is not associated with any regional history, pre-history, or cultural heritage, nor does it appear to be associated with specific events that relate to local or national history. The original owner of this property was Henry McGrath, a carpenter and a police officer. As such, no person of known historical significance appears to have been associated with the subject property. The subject building has been substantially altered since its original construction date as the original door is concealed behind a security gate and the walls are clad in imitation pressed-fiber yellow bricks. It is not believed to be the work of a master nor is it a fine example of craftsmanship or use of materials. Because of the alterations, the subject structure possesses poor historic integrity. Based on the criteria for evaluation, staff has determined that the building is not individually eligible for the California Register.

Dolores Street has character-defining features which relate to the development of parkways in urban areas. A "parkway" is defined as a road that was designed with a naturalistic or manicured landscape median or adjacent land areas meant to suggest a pastoral driving experience. Along the entire length of Dolores Street is a grassy 21-foot-wide center median with palm trees. After the 1906 earthquake, the Dolores Street Improvement Club raised funds to build this median and planted trees and shrubs. In addition, Dolores Street is significant as the original El Camino Real which connected the California Missions from San Francisco to San Diego. It also is significant because it was a firebreak during the 1906 earthquake. A potential historic district is proposed that would emphasize the parkway and other historic aspects of Dolores Street. Dolores Street can be divided into three distinct zones: North Dolores Street , between Market and 20th Street, which burned during the 1906 earthquake and has building stock that was constructed after the fire; Central Dolores Street, between 20th Street to 26th Street, which is mixed architecturally but is predominantly multi-family buildings constructed in the early 20th Century; and South Dolores Street, between 26th Street to San Jose Boulevard, where the proposed project is located, which has mostly single-family residences in a range of architecture styles. Although the southern portion of Dolores Street has a central parkway, the diverse architecture would exclude this area from being included in the potential historic district which would be located further north along Dolores Street. As the proposed project would not be located within a potential historic district nor require the demolition of an historic resource, the proposed project would therefore not have a significant effect on historic resources as defined by CEQA, it may be found to be exempt from environmental review if other criteria are satisfied.

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[1] Historic Resource Evaluation Response Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Tim Blomgren, Major Environmental Analysis, February 29, 2008. (See Attachment A.)

[2] *Ibid.*

The proposed project would involve the construction of a four-story, three-unit residential building with three off-street parking spaces. CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a multi-family residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed project is exempt from environmental review under Class 3.

The proposed project would involve the demolition of a single-family residence, CEQA Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

Attachment A: San Francisco Planning Department, HRER Memorandum dated February 29, 2008.

Attachment B: Photograph of Front Façade of Existing Structure at 1629 Dolores Street.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Information:
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MEA Planner:	Tim Blomgren
Project Address:	**1629 Dolores Street**
Block/Lot:	6634/015
Case No.:	**2007.0627E**
Date of Review:	February 29, 2008
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | Sophie.Middlebrook@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing single-family, two-story residential dwelling that measures approximately 22′ above grade, and to construct a new, three-story, three-family structure that measures approximately 40′ in height above grade.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1900; however information submitted by the Project Sponsor suggests that the building was constructed in 1899, and has been used continuously as a residence since its construction.

Dolores Street between 16th and 17th Streets was designated in 1963 as part of California Registered Historical Landmark No. 784. Dolores Street at this location is the northern terminus of El Camino Real; the southern terminus is located in San Diego, California at the Mission San Diego de Alcala. The subject building is not located within the portion of Dolores Street included in the Landmark designation.

Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in the Bernal Heights neighborhood, adjacent to the Noe Valley neighborhood on the east side of Dolores Street between 29th and Day Streets. The subject property is located in an RH-3 zoning district, and a 40-x height and bulk district. Stylistically, the subject building is consistent with the pattern of development in Noe Valley.

Dolores Street extends from Market Street at the north end to San Jose Avenue at the south end and is approximately twenty-six blocks long, spanning hilly topography. A character-defining feature of

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Dolores Street is the grassy center median with palm trees. The center medians are twenty-one feet wide, and run the length of Dolores Street from Market Street to San Jose Avenue.

Along the length of Dolores Street there are a diverse range of building types and architectural styles. Dolores Street runs through several neighborhoods, including Upper Market, Eureka Valley, Noe Valley, the Mission District, and small portions of Bernal Heights and Glenn Park. The built environment along Dolores Street at this location may, for the purposes of a discussion of potential historic districts, be divided into three distinct sections:

a) **North Dolores Street.** Much of the north end of the Dolores Street – between Market and 20th Street – burned during the fires of 1906. Due to the fires, the majority of the existing building stock was constructed in the years immediately after the fires of 1906, and includes residential and institutional building types.

b) **Center Dolores Street.** Dolores Street from 20th Street south to 26th Street is of mixed architectural character, and with a concentration of Edwardian-era multi-family residences. As noted in the Historic Resource Evaluation submitted by the project sponsor, "This section is not architecturally homogenous[...] There are numerous intrusions of smaller, single-family residences as well as mid 20th century and later buildings."[2]

c) **South Dolores Street.** The southern end of Dolores Street, from 26th Street to San Jose Boulevard, single-family structures in a range of architectural styles are more prevalent. The subject property is located within this portion of Dolores Street.

The subject property is located within the southern section of Dolores Street, and does not appear to be located within a potential historic district associated with Dolores Street. In addition, it does not appear that the subject property is an individual resource for the purposes of CEQA.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

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[2] Historic Resource Evaluation and additional information submitted by the project sponsor is located in the docket for Case Number 2007.0627E.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building appears to have been constructed in 1899, and is an example of the early residential development within the area historically known as Horner's Addition in general and the southern end of the Dolores Street corridor in particular. Insurance maps illustrate that the block was sparsely populated in the late nineteenth-century, but that by mid-century, the block supported a dense mix of residential and commercial structures. However, the subject building does not appear to represent a trend or the collective history of the site or area.

As acknowledged in the Historic Resource Evaluation submitted by the project sponsor, it appears that the northern portion of Dolores Street, from Market Street to 20th Street, is significant under Criterion 1 based on its role as an important transportation route during the Spanish/Mexican and Gold Rush era. The northern portion of Dolores Street is also significant for its association with the earthquake of 1906, as a fire-break. The southern portion of Dolores Street, in which the subject property is located, does not appear to share character-defining features that would associate it with these significant events. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information provided by the project sponsor indicates that Henry McGrath, a carpenter, constructed the subject building. Mr. McGrath later became a police officer, and he and his descendents owned the building until 1951. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a two-story, wood frame residential structure with a shallow, gabled roof concealed behind a mansard parapet. A single one-over-one double hung wood window dominates the north end of the primary building façade, while a square bay with four one-over-one double hung windows dominates the south end of the street-facing elevation. Beneath the single window on the north end of the façade, a concrete driveway descends to a pair of hinged garage doors, each of which as a gothic arched window. A flight of nine concrete stairs with solid concrete balusters accesses the recessed entrance in the center of the façade. The primary entrance is a wood door concealed behind a security gate. The subject building is clad in a pressed-fiber, imitation yellow brick.

The subject building does not appear to have specific characteristics that clearly or definitively embody an authentic type, period, region, or method of construction; the subject building does not appear to be individually eligible for the California Register.

Dolores Street at this location appears to share some of the character-defining features that are associated with the development of parkways in urban areas. As noted in the Historic Resource

Evaluation, "the term 'parkway' has often implied that the road was designed specifically with naturalistic or manicured landscaping of the median and adjacent land areas meant to suggest a pastoral driving experience, isolated from the manifestations of commerce and advertising, even when the road passes through populated areas."[3] Prior to the earthquake of 1906, Dolores Street was identified as a priority thoroughfare by the California Outdoor Art League to be "parked," or beautified through landscaping and greening, due to its association with the old Mission. Two blocks of Dolores Street near Mission Dolores were parked in 1904; in February of 1906, a proposal to park two additional blocks of Dolores Street was rejected by the Board of Public Works. After the earthquake, the Dolores Street Improvement Club raised funds to plant shrubs and trees and to build medians, as well as to pave the street. John McClaren, the Park Superintendent, provided 100 flowering Acacia to assist in the greening program. The greening took place in stages, and was essentially complete by 1956.

It does not appear that the southern portion of Dolores Street, at the location of the subject property, is part of a potential historic district associated with parkways. A potential historic district may be located along the northern portion of Dolores Street, as described above.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: As noted above, the existing building appears to have been constructed circa 1899. As one of the oldest surviving buildings on the block, the building retains its form and massing; however, many of the architectural details, such as wood window trim, cornice brackets, and applied ornament on the bay have been stripped from the street-facing elevation. In addition, faux-stone cladding has been added, and further impairs the building from conveying historic significance. As noted above, the subject building does not appear to be an individual historic resource, nor does it appear to be located within a potential historic district.

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[3] Historic Resource Evaluation and additional information submitted by the project sponsor is located in the docket for Case Number 2007.0627E.

Dolores Street at this location retains the pattern of a planted center median typical of the pattern of parkway development. It does not appear, however, that the southern portion of Dolores Street (at the location of the subject property) constitutes a potential historic district.

---

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject building is an historic resource for the purposes of CEQA, nor does it appear to be located within a potential historic district. It does not appear that the proposed project will have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________
Mark Luellen, *Preservation Coordinator*

Date: 2/29/08

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Elizabeth Watty, Neighborhood Planner, SW Quadrant

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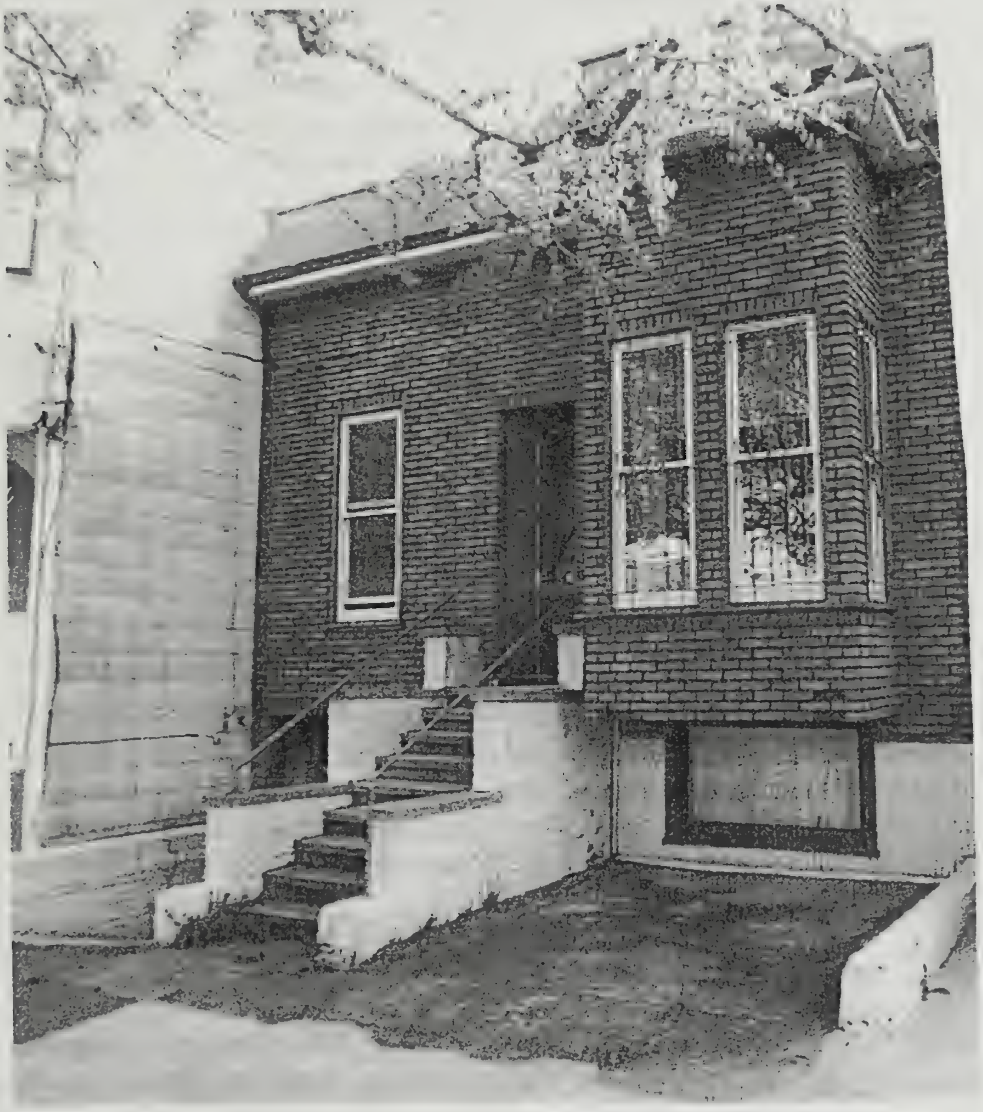

1629 Dolores Street

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

SF
C58
#53
4/17/08

Date: April 7, 2008
Case No.: **2008.0313E**
Project Title: **51 Grove Street (Bill Graham Civic Auditorium)**
Zoning: P (Public)
80-X Height and Bulk District
Block/Lot: Block 0812/Lots 001
Lot Size: 113,434 square-feet
Project Sponsor Jason Greene, Representative – (323) 930-7191
Staff Contact: Brett Bollinger – (415) 575-9024
Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

The project site is the entire block bounded by Grove, Hayes, Polk, and Larkin Street in the Civic Center Neighborhood. The parcel contains the existing Bill Graham Civic Auditorium, which was constructed in 1900. The proposed project would include interior changes to the auditorium, the Polk and Larkin Street sides of the building, first-level hallway, and third level dressing rooms. No exterior changes are proposed. The Bill Graham Civic Auditorium is within the Civic Center National Historic Landmark District, is listed on the California Register of Historic Resources as a contributor to the Civic Center Historic District, and listed in the 1976 Citywide Architectural Survey.

EXEMPT STATUS:

X Categorical Exemption; Class 1 [State CEQA Guidelines Section 15301(a)]

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APR 22 2008

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

April 17, 2008
Date

cc: Jason Greene, Project Contact
Supervisor Chris Daly, District 6
Bulletin Board

M.D.F.
Exemption / Exclusion File
Historical Preservation List

REMARKS:
The Department Historic Preservation staff researched and reviewed available information regarding the subject property and prepared a Historic Resource Evaluation Report (HRER).[1] The analysis and conclusions of the HRER are discussed in further detail below. The proposed project would preserve the building's significant historic materials and historic character. Since the existing building on the project site is a historical resource as defined by CEQA, the proposed project may be found to be exempt from environmental review only if it would not result in an adverse change in the significance of this historical resource.

The Civic Center area is designated as a local historic district in addition to both the National Historic Landmark District and a Historic District on the National Register of Historic Places designations. These designations offer recognition that certain properties within the Historic District are worthy of preservation and alterations undertaken both in the local and federal districts shall comply with the Secretary of Interior's Standards for the Treatment of Historic Properties.

The proposed changes to the interior of the Civic Auditorium would include: revised seating plans and capacities including temporary proscenium arch with semi-permanent cheek walls above and below the balcony; acoustical treatments to improve audio response; new drapery, audio, and lighting systems; new loading dock platform; portable seating risers with mounted retractable seating; redecoration and additional lighting on the Polk and Larkin Street sides of the building; painting and lighting update on the first level hallway; and the addition doors, walls and toilet/showers to the dressing rooms on the third level. The interior alterations would be visually distinct from the historic building and would not result in the loss of significant interior historic features. The proposed alterations are restricted to the building's interior and would not affect any significant historic features on the interior or exterior of the subject building. The proposed project would not remove or alter significant character defining features of the subject building. Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Because the proposed interior alterations would not result in a significant effect on a historical resource or historic district, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible, or no expansion of use beyond that existing at the time of the lead agency's determination. In particular, Class 1(a) allows for interior or exterior alterations. Therefore, the proposed interior alterations to the existing Bill Graham Civic Auditorium would be exempt from environmental review under Class 1.

Conclusion: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed above, the proposed interior alterations to the historic Bill Graham Civic Auditorium would have no significant environmental effects. For the above reasons, the proposed project is therefore exempt from further environmental review.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Brett Bollinger, MEA. March 28, 2008.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **51 Grove Street, Bill Graham Civic Auditorium**
Block/Lot: 08121/001
Case No.: 2008.0313E
Date of Review: March 28, 2008
Planning Dept. Reviewer: Mark Luellen
(415) 558-6478 | mark.luellen@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed changes include the following:

Auditorium

The proposed changes to the auditorium include the following:

Revised seating plans and capacities include temporary proscenium arch with semi-permanent cheek walls above and below the balcony. Acoustical treatments to improve audio response. New drapery, audio and lighting systems. New loading dock platform. New show power electrical disconnect switches. Portable seating risers with mounted, retractable seating. New portable bars. POS system.

Polk & Larkin Street sides of the building

Redecorate and additional lighting to convert into club atmosphere where most points of sale will be located. Limited seating, stand up cocktails rounds, VIP areas(s); portable bars.

Hallway-First Level

Paint and update lighting

Dressing Rooms-Third Level

Add doors, wall and toilet/showers

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is a contributory structure located within the Civic Center National Historic Landmark District and Per Article 10 of the Planning Code the property is also contributes to the Civic Center Historic District.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The Civic Center is designated as a local historic district and in addition to both the National Historic Landmark District and a Historic District on the National Register of Historic Places, the former designation occurred on February 27, 1987, the latter, October 10, 1978. These designations offer recognition that certain properties within the Historic District are worthy of preservation and alterations undertaken both in the local and federal districts shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Said Standards were adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of October 2, 1985, the amended Standards were readopted by the Landmarks Board at its Regular Meetings of February 6, 1991 and August 3, 1994. (Added by Ord. 413-94, App. 12/23/94)

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☒ Yes	☐ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1913 to 1951

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially**

impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

The project is restricted to the building's interior and they will not affect any significant historic features of the interior or exterior.

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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 3-28-08

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: **2007.1272E**
Project Title: **2412 15th Street**
Zoning: RH-2 (Residential House, Two Family)
40-X Height and Bulk District
Block/Lot: 2612/019
Lot Size: 3,197 square feet
Project Sponsor Samuel Kwong, Arcus Architects
(415) 537-1125
Staff Contact: Jeremy Battis, Major Environmental Analysis
(415) 575-9022
jeremy.battis@sfgov.org

F
c58
#59
4/18/08

PROJECT DESCRIPTION:

The proposed project includes horizontal and vertical additions, interior remodeling, and the conversion of the ground floor to a two-car tandem garage to an existing approximately 36½-foot-high, three-story, approximately 2,500-square foot (sq ft), single-family residence constructed in 1907. The existing building has no off-street parking. The proposed project would add about 2,475 sq ft of new space within both the vertical and rear horizontal additions for a resulting building area of approximately 4,975 sq ft. The proposed building's roofline height would be approximately 40 feet, about 3½ higher than the existing building's roofline. The project site is located within the block bounded by 15th Street to the east, Buena Vista Terrace to the south, 14th Street to the west, and Castro Street to the north in the Castro/Upper Market neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

april 18, 2008
Date

cc: Samuel Kwong, Project Sponsor
Historic Preservation List
Bulletin Board / M.D.F.

D. Washington, Planning Dept.
Exemption / Exclusion File

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the existing building is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response [HRER] memorandum).[1]

The HRER determined that the building on the subject property is not eligible for inclusion on the California Register based on the four criteria described below: **Criterion 1, Event** -- The subject building appears to have been constructed circa 1907. The building does not appear to represent a trend or the collective history of the site or area, and therefore is not associated with events that have made a significant contribution to the broad patterns of local or regional history. **Criterion 2, Persons** -- Information from the building permit history indicate that no persons of known historic significance appear to have been associated with the subject property. **Criterion 3, Architecture** -- The existing building does not appear to have specific characteristics that clearly or definitively embody and authentic type, period, region, or method of construction. **Criterion 4, Information Potential** -- The subject property does not appear to yield information important to a better understanding of history or prehistory. Thus, modification of the existing building would not constitute an adverse impact on a historic resource. The HRER also found that the proposed project is not located within a potential historic district and would not have an adverse impact on off-site historical resources.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption for an addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area is not environmentally sensitive. The proposed project would be undertaken in a developed urban area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively. The proposed project would entail an approximately 2,475-square foot addition to an existing 2,500-square foot building in an urban area, well within the 10,000-square foot limit. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 2412 15th Street*, March 18, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, Calif., as part of Case File No. 2007.1272E.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner:	Jeremy Battis
Project Address:	**2412 15th Street**
Block/Lot:	2612/019
Case No.:	**2007.1272E**
Date of Review:	March 18, 2008
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | Sophie.Middlebrook@sfgov.org

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PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes vertical and horizontal additions to the subject building, as well as the addition of a garage at the ground level. Preliminary plans of the proposed new building have been submitted to the Department with the Environmental Exemption application.

PRE-EXISTING HISTORIC RATING / SURVEY

County Assessor's records indicate that the subject building was constructed in 1907. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in the Upper Market neighborhood, adjacent to the Duboce Triangle neighborhood on 15th Street, a street bounded by Buena Vista Terrace to the west, and Castro Street to the east. The surrounding area is characterized by buildings constructed in the early 20th century, after the 1906 earthquake, in a range of styles including Edwardian, Marina, modified Craftsman, and contemporary infill construction. The subject property is located in an area characterized by mixed architectural styles, made up primarily of single- and two-family dwellings. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property appears to have been constructed circa 1907. The subject property appears to be one of the early residential structures on the block; the 1913-1915 Sanborn Fire Insurance map illustrates that the block was sparsely populated but that by mid-century, the block supported a dense mix of residential and commercial structures. However, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from the building permit history provided by the Project Sponsor indicates that the earliest known owner associated with the lot was the F. Pulkkienen, who filed a building permit application to add a garage in 1913. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is two-stories over a raised basement, with a gable roof oriented toward 15th Street. Two double hung windows that appear to be vinyl replacement windows are centered in the gable end of the upper story. A pair of double hung windows, also vinyl, is located on the west side of the first floor, and a three-sided bay with double hung vinyl windows anchors the east end of the street facing elevation. A recessed entrance, accessed from steep stairs that rise from grade level, is located in the center of the first floor. A small, secondary entrance is located on the west end of the basement level.

The subject building does not appear to have specific characteristics that clearly or definitively embody an authentic type, period, region, or method of construction; the subject building does not appear to be individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: While it appears that the form of the subject building remains largely intact, much of the integrity of the original fenestration and entrance configuration has been lost due to extensive modifications that appear to date to the mid- to late-twentieth century, when the building appears to have been re-clad, and the original wood windows and doors were replaced. As noted above, it does not appear that the subject building is individually eligible for the California Register.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*   ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project**

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject building is an historic resource for the purposes of CEQA, nor does it appear to be located within a potential historic district. It does not appear that the proposed project will have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 3-18-08

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Thomas Wang, Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\2412 15th Street.doc

Project Address: 2412 15th Street San Francisco

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

F
58
#59
4/18/08

Case No.:	**2007.1484E**
Project Title:	**838 Kansas Street**
Zoning:	RH-2 (Residential, House Districts, Two Family) 40-X Height and Bulk District
Block/Lot:	4093/007
Lot Size:	2,500 square feet (sq. ft.)
Project Sponsor	Peter Wong, Authorized Agent for Owners Greg and Gene Polos (415) 640-7490
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The subject property is located mid-block on the west side of Kansas Street between 20th and 22nd Streets in San Francisco's Potrero Hill neighborhood. The project sponsor proposes to demolish an existing one-story, approximately 1,250 sq. ft., single-family dwelling in the rear of the lot, alter the existing one-story garage at the front of the lot, and construct a four-story, 4,700 sq. ft., two-unit residential structure. The existing structure is approximately 12 feet tall with one off-street parking space, and the proposed structure would be 40 feet tall and include two off-street parking spaces at the ground floor.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(e) and 15303(a)]

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

April 18, 2008
Date

cc:
Peter Wong, Project Sponsor
P. LaValley & A. Contreras, Planning Dept.
Julian Banales, SE Quadrant, Planning Dept.
Sophie Maxwell, Board of Supervisors, District 10
V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether the project would affect any historic resources and determined that the existing residence on the site is not a historic resource. The subject property is not associated with significant events, persons, or architecture. It is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).[1]

The blocks surrounding the subject property are a mixture of single-family homes and flats constructed in the early decades of the 20th Century with some additional housing built in the last fifty years. The subject property was constructed circa 1917. Planning Department staff has determined that neither the subject building nor the adjacent blocks are associated with any significant events, specifically post-1906 earthquake redevelopment. The building was constructed during the late Victorian and Craftsman period in San Francisco. However, the building is not detailed in either style and has been substantially altered by a 1957 addition. Thus, the existing building is not considered a historical resource under CEQA. Since the proposed project would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and Class 3.

The proposed project involves the demolition of the existing residence on the site and the construction of a two-unit dwelling at the front of the subject property on the site of the existing garage. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. The proposed project would result in the demolition of a single-family residence and would therefore be exempt from environmental review under Class 1.

The proposed construction of the residential structure is exempt under CEQA State Guidelines Section 15303(a), or Class 3(a), which provides an exemption from environmental review for the construction of a multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for no more than six dwelling units. Therefore, the proposed construction of a two-unit residence is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Pilar LaValley, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 838 Kansas Street, March 11, 2008.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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Reception:
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MEA Planner: Andrea Contreras
Project Address: **838 Kansas Street**
Block/Lot: 4093/007
Case No.: **2007.1484E**
Date of Review: March 11, 2008
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing one-story, wood frame residential building and one-story, wood frame garage on the subject property and construct a two unit, four-story (40 foot tall) residential building with two ground floor parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

According to information provided by the project sponsor, the chain of title for the property indicates that the first construction of a residential building on the property occurred in 1917-1918. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the western side of the Potrero Hill neighborhood, an area of San Francisco roughly bounded by 16th Street to north, U.S. 101 to west, Cesar Chavez Boulevard to south, and the industrial Central Waterfront to the east. A Sanborn map of the area surrounding the subject property from 1900 indicates that the land was undivided and undeveloped, which is consistent with the name "Potrero Nuevo," or "new pasture" and predominate use for grazing of that period. Industrial development of the waterfront at Potrero Point in the late-1800s and early-1900s triggered residential development of these former pastures as demonstrated in a 1914 Sanborn map that shows roughly half of the parcels along this block of Kansas as developed with small residences. Due to its geology and distance from the more developed portions of the City, the Potrero Hill area suffered minimal damage in the 1906 earthquake and subsequent firestorm.

The immediate context of the subject property is a mixture of single-family homes and flats, primarily constructed in the early decades of the 1900s. There are also several buildings scattered along the block with construction dates ranging from the 1950s to present. Visual continuity is mixed in terms of style and there is not a strong pattern of massing and materials along the immediate block.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to Spring Valley Water Company records and Building Permit information submitted by the project applicant, the subject property was originally constructed at the rear of the parcel in 1917-1918 with an addition in 1957. Sanborn maps indicate that the area surrounding the subject property was not subdivided or developed in 1900; a subsequent map indicates that the surrounding blocks were only partially developed in 1914. Based on age of construction and information about area development, it does not appear that the subject building or adjacent blocks are associated with post-1906 earthquake redevelopment. As such, the subject property does not appear to be associated with significant events.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a 1 ½ -story, wood frame structure clad in horizontal wood siding and in T-111 vertical plywood siding. There are a variety of roof forms including a cross-gable and two shed roof elements with an overhanging eave at front (east) façade. The overhanging eave is supported by angled, vertical elements that define two window bays and the main entrance, which is accessed via a concrete stoop. At the front of lot is the garage, which is a simple, flat-roofed, rectangular structure.

The original construction date of 1918 places the building in a timeframe typified by late Victorian and Craftsman architecture; however, the building is not detailed in either of the two styles and has been substantially altered as a result of a 1957 addition. The building is a simple bungalow in a vernacular style that is not historically significant. Although the 1957 alteration is more than 50 years old, it does not appear to be architecturally distinctive or historically significant.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Substantial loss of historic integrity of the subject building was caused by the alteration and addition that occurred in 1957. The alterations included reconfiguring the front façade and removing historic cladding and replacing it with T-111 siding. Because of these changes, staff believes the subject building has poor historic integrity.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

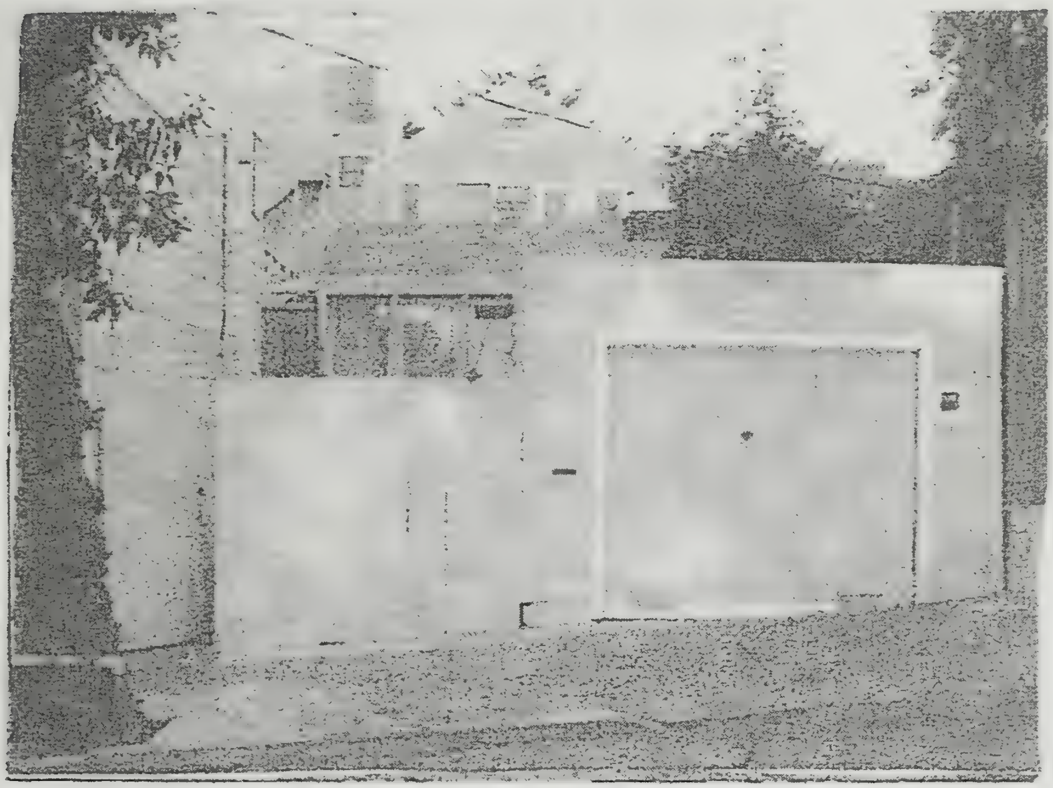
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 3-13-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

TF: G:\DOCUMENTS\838 Kansas\Kansas_838_2007.1484E HRER.doc



View of Front and Rear Facades
838 Kansas Street
Case No. 2007.1484E

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXCLUSION/EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 18, 2008
Case No.: **2006.1451E**
Project Title: **2151 Green Street**
Zoning: RH-2 (Residential, House Districts, Two-Family) Use District
40-X Height and Bulk District
Block/Lot: 0557/019 & 020
Lot Size: Approximately 4,400 and 5,050 square feet (sq. ft.), respectively
Project Sponsor Kelley Pepper, authorized agent for owner Hassan Kangarloo
415-561-6200 x212
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

F
58
#59
4/21/08

PROJECT DESCRIPTION:

The project site includes two lots on a block bounded by Webster, Vallejo, Fillmore and Green Streets in the eastern Pacific Heights neighborhood. The subject property is located on the southern side of Green Street in a primarily residential area. Lot 20 currently contains a five-story, 40-foot-tall, 6,825-square-foot (sq. ft.), single-family dwelling with 2 off-street parking spaces. Lot 019 is currently vacant, with the exception of retaining walls along the front and rear of the property; a one-story, 72-sq.-ft., 8.5-foot-tall

(Continued on reverse side)

EXEMPT STATUS:

General Rule Exclusion; Categorical Exemption Class 3(a) and 1(l)(4) (State Guidelines, Sections 15061(b)(3), 15303(a), 15301(l)(4))

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

april 21, 2008
Date

BILL WYCKO
Acting Environmental Review Officer

cc: Tony Kim, Project Sponsor
A. Starr & A. Contreras, Planning Dept.
David Lindsay, NW Quadrant
Michela Alioto-Pier, Supervisor District 2

V. Byrd, Bulletin Board and Master Decision File
Historic Preservation Distribution List
Sue Hestor

DOCUMENTS DEPT
APR 22 2008
SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (CONTINUED):

storage shed used by residents of Lot 020; the elevator shaft for Lot 020's residential elevator; and a subterranean tunnel connecting Lot 020's residential elevator entrance to the sidewalk along Green Street.

The proposed project includes the adjustment of the lot line between Lots 019 and 020; demolition of Lot 019's retaining walls, storage shed, and tunnel structure; and construction of a new single-family dwelling on Lot 019. The first part of the proposal is to adjust the lot line between the two parcels. The purpose of this is to envelop the elevator shaft entirely within Lot 020, along with the associated single-family dwelling. The proposed lot line adjustment would increase the area of Lot 020 by approximately 30.64 sq. ft., specifically 4 feet wide by 7.66 feet deep, thereby decreasing the area of Lot 019. The adjustment of the lot line would result in two lots which meet the Planning Code requirements for minimum lot size for the RH-2 Zoning District (Planning Code, Section 121); both lots would have an area of at least 2,500 sq. ft. with widths of at least 25 feet. The proposed lot line adjustment would require a subdivision permit from the Department of Public Works. The proposed project also includes demolition of the retaining walls, subterranean tunnel, and storage shed. The proposed new construction on Lot 019 is a 13,500-sq.-ft., 6-story, single-family dwelling with 3 off-street parking spaces. The height of the proposed building would be 40 feet as measured in accordance with the Planning Code.

REMARKS (continued):

Historic Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building on the project site is an historic resource as defined by CEQA. In a memorandum dated December 13, 2007, the Planning Department determined that the building is an historic resource.[1]

The residence on Lot 020 was constructed circa 1915, and appears to be eligible for listing in the California Register as a likely contributor to a potential historic district in Pacific Heights comprised of residential buildings constructed approximately between 1880 and 1920. As a cohesive collection, the buildings in this neighborhood could be eligible for a potential California Register-designated historic district.[2] The surrounding neighborhood is characterized by a mixture of small apartment buildings, large-scale residential properties, and single-family or two-family dwellings, in a variety of architectural styles such as Italianate, Queen Anne, Beaux-Arts, and International Style. Across the street from 2151 Green Street is a San Francisco Landmark known as the Sherman House, an Italianate mansion constructed circa 1877. The subject property's contribution to the district is based on its significance with respect to local events (Criterion 1) and architecture (Criterion 3). It is the last single-family property to be constructed on the 2100 block of Green Street and serves as an example of the architectural evolution of the neighborhood at the turn of the 20th Century. Architecturally, the property is significant based on its contribution to the collection of high-quality Victorian and Edwardian period designs.

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[1] Revised Historic Resource Evaluation Response Memorandum for 2151 Green Street, from Aaron Starr, Preservation Technical Specialist, San Francisco Planning Department to Andrea Contreras, Major Environmental Analysis, Planning Department. December 13, 2007. A copy of this Memorandum is attached.

[2] Ibid.

The subject property at 2151 Green Street does not appear eligible for listing in the California Register under Criterion 2 (Persons) or Criterion 4 (Information Potential) based on a lack of association with any historically important individuals and lack of potential to yield any further understanding of prehistory or local, state or national history.

The subject property retains all aspects of integrity having undergone minimal exterior alterations during its lifetime. Alterations include the addition of a brick and concrete retaining wall in 1920; the construction of a one-story garden tool shed in the 1950s; and an undated two-story rear addition. As a result, the residence retains a high degree of integrity of location, design, materials, workmanship, setting, feeling, and association. Due to the building's historical significance under Criterion 1 and 3, and its high level of integrity, the Planning Department has determined the subject property to be an historical resource pursuant to CEQA.[3]

Planning Department staff reviewed the proposed project to determine whether it is consistent with the *Secretary of Interior's Standards for the Treatment of Historic Properties* (the *Secretary's Standards*). Planning Department staff found the proposed work to be consistent with the *Secretary's Standards*.[4] All character-defining features of the historic building would be maintained. The proposed project would preserve the existing single-family dwelling located on Lot 020, which appears to be a historical resource for the purposes of CEQA. While the brick retaining wall, storage shed, and tunnel entrance located on Lot 019 are associated with the residential building on Lot 020, their loss will not have a significant adverse impact on the resource because the structure would continue to convey its significance.

The project sponsor also proposes to construct a singe-family home on Lot 019. The proposed building is compatible in bulk and height with the adjacent buildings, has compatible front and rear setbacks, and uses compatible materials on the façade, while still distinguishing itself from the adjacent historic buildings in the district. The integrity of the building's setting has been altered by the construction of two apartment buildings to the east of the property, but the basic development pattern and streetscape is largely unchanged. Therefore, the proposed lot line adjustment, demolition of accessory structures, and construction of the new single-family dwelling would not have an adverse impact on the building or the surrounding potential historic district. Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Parking: Pursuant to *Planning Code* Section 151, the proposed single family dwelling would require one off-street parking space. The proposed project would provide three off-street parking spaces, one as required per section 151 and two accessory as allowed per Section 204.5. It is therefore in conformance with *Planning Code* Sections 151 and 204.5 and would be consistent with all other applicable zoning plans and policies.

Geotechnical: The project site has an average slope of approximately 26%. The State of California 2001 Seismic Hazards Zone Map shows that the project site is not in a liquefaction or landslide zone. The project sponsor has provided a geotechnical investigation report prepared by a California-licensed geotechnical engineer that is on file with the Department of City Planning and available for public review as part of the project file.[5] The recommendations contained in the report include but are not limited to: seismic design; construction monitoring, shoring, and underpinning; site preparation, grading, and compaction; utility trenches; foundations; slabs-on-grade; retaining walls; pavements; and drainage. The following recommendations address water drainage: positive surface drainage gradients of at least 3 percent should be provided for a distance of at least 5 feet away from all structures. The paved surfaces should drain positively away from pavement subgrades and building foundations. Where uphill sides of the residential building are not foundation retaining walls drained as recommended above, the report recommends that perimeter foundation drains be installed to reduce soil moisture in the crawl spaces. Areas where this is not feasible should be provided with a well-developed surface drainage basin seated in a ground depression having positive slopes to the inlet. The geotechnical report and subsequent 2007 review by Joel Baldwin of Earth Investigations Consultants found the site suitable for development providing that the recommendations included in the report were incorporated into the design and construction of the proposed development.[6] The sponsor has agreed to follow the recommendations of the report in constructing the project.

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[3] Ibid.

[4] Ibid.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed.

Exempt Status:
CEQA Guidelines Section 15061(b)(3), provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As noted above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would meet the *Secretary's Standards*, elements of the General Plan, and all Planning Code requirements. Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3).

CEQA State Guidelines Section 15301(l)(4), or Class 1, provides an exemption from environmental review for the demolition and removal individual small structures, including appurtenant structures. The proposed project would result in the demolition of three accessory structures, namely the retaining walls, subterranean tunnel, and storage shed, with no significant environmental effects. This demolition would therefore be exempt from environmental review under Class 1.

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[5] Geotechnical Investigation for 2151 Green Street, San Francisco, California, prepared by Earth Investigations Consultants for the San Francisco Planning Department. March 1, 2004. A copy of this Memorandum available for review at the San Francisco Planning Department.

[6] Personal communication, Joel Baldwin, Principal, Earth Investigations Consultants, and Andrea Contreras, San Francisco Planning Department, April 17, 2008.

The proposed project includes construction of a new, single-family residence. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of up to three single-family residences in an urbanized area. Therefore, the proposed construction of a new single-family residence is exempt from environmental review under Class 3.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on December 7, 2007 to the owners and occupants of properties adjacent to the project site and interested parties. Members of the public expressed concern about the proposed project as it relates to reduction of parking, potential for slope instability, water drainage, and scale and character of the development. Parking, geotechnical stability, and water drainage have been discussed above and no significant adverse environmental impacts have been identified. In terms of scale and character of the development, the proposed single-family residence is permitted in the RH-2 zoning district and is consistent with the pattern of neighborhood development. The proposed project would be consistent with the San Francisco *General Plan* and with its zoning designation according to Section 209.1 of the *Planning Code.* Thus, the scale and character of the proposed development would not result in an environmental impact.

Conclusion:

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As noted above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review under the General Rule Exclusion and the above-cited classifications.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: REVISED Historic Resource Evaluation Response

MEA Planner: Andrea Contreras

Project Address: 2151 Green Street
Block: 557 Lot: 019, 020
Case No.: 2004.0879E
Date of Review: February 3, 2006
Revision December 13, 2007

Planning Department Reviewer:
Aaron Starr
(415) 558-6362
Aaron.starr@sfgov.org

Preparer / Consultant
Name: Rich Sucre & Eileen Wilde
Company: Page & Turnbull
Address: 724 Pine Street
Phone: (415) 593-3230
Fax:
Email: sucre@page-turnbull.com

Owner
Name: Hassan Kangarloo
Company: n/a
Address: 2151 Green Street
Phone: (415) 776-6005
Fax:
Email: kangarloo@aol.com

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:

- A lot line adjustment between lots 19 and 20 in order to accommodate a portion of the existing building on lot 20 that currently straddles the side lot line between the two lots.
- Demolishing the retaining wall at the front of lot 19 and the tunnel entrance also located on lot 19 for the existing residential building.
- Construction of a new 13,500 sq. ft., 6-story, single family dwelling with three off-street parking spaces.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
The subject properties are located in a primarily residential area within the eastern Pacific Heights neighborhood. The residential mix includes single-family homes, flats, and apartment buildings, which are rendered in a variety of architectural styles such as Italianate, Queen Anne, Beaux-Arts, and International Style. The property is within an RH-2 District and a 40-X Height and Bulk District.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility* *is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1889-1929

Notes: The residence located at 2151 Grant Street, which was constructed ca. 1915, appears to be eligible for listing in the California Register as a likely contributor to a potential historic district based on its significance under Criterion 1 (Events) and Criterion 3 (Architecture). A Historic Resource Evaluation prepared by Page & Turnbull, which was submitted to the Department on January 25, 2006, concluded that "as a somewhat unusual example of Neo-Georgian architecture in San Francisco, and as the last single-family property to be constructed on the 2100 block of Green Street," the subject property would likely contribute to a potential historic district within the Pacific Heights neighborhood if one were established. The property appears to be significant based on its association with "the evolution of residential architecture from single-family, wood-frame structures, to larger, multi-unit apartment complexes for the period spanning from 1889 to 1929" (p. 28) (Criterion 1). Additionally, the property appears to be significant based on its contribution to "the collection of high-quality Victorian and Edwardian period designs" in Pacific Heights (p. 28) (Criterion 3). The Planning Department concurs with this analysis based on the information provided in the report, as well as on a visual survey of the subject property and vicinity.

Further information is required in order to determine whether 2151 Green Street is individually eligible for listing in the California Register under Criterion 3 as the work of an important creative individual. The Historic Resource Evaluation indicated that is it possible that noted architect Charles Peter Weeks designed the subject property. According to the report, further archival research and interviews would be necessary to make a determinative assessment of Weeks' role. Moreover, if Weeks were determined to be the architect, further analysis would be required to establish the significance of the property within the context of Weeks' body of work.

2151 Green Street does not appear to be eligible for listing in the California Register under Criterion 2 based on its association with persons important in history. Although F.W. Bradley, a socially prominent industrialist, apparently commissioned the residence, the Historic Resource Evaluation indicates that he probably used it as a rental property rather than a primary residence. The property has thus not been shown to be intimately connected with his life or career. In addition, research did not reveal that any occupants of the subject property were important in history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject property retains all seven aspects of integrity, having undergone minimal exterior alterations during its lifetime. Apparent alterations include addition of a brick and concrete retaining wall in 1920; the construction of a one-story garden tool shed in the 1950s; and an undated two-story rear addition. As a result, the residence retains a high degree of integrity of location, design, materials, workmanship, feeling, and association. The integrity of setting has been altered by the construction of two apartment buildings to the east of the property, but the basic development pattern and streetscape is largely unchanged.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

All character defining features of the subject building will be maintained.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

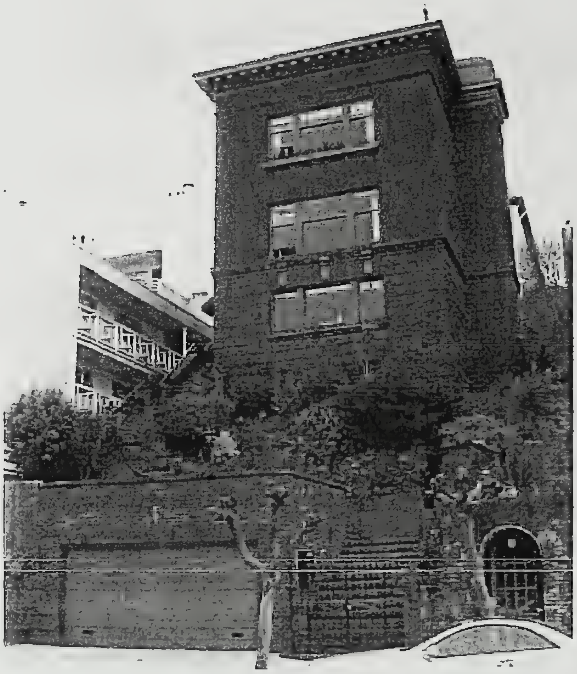
☐Yes ☒No ☐Unable to determine

The proposed project would preserve the existing single family dwelling located on lot 20, which appears to be an historical resource for the purposes of CEQA. While the brick retaining wall and tunnel entrance located on lot 19 are associated with the residential building on lot 20 and will be demolished, their loss will not have a significant adverse impact on the resource because the structure will continue to convey its significance. The project also includes constructing a single family home on lot 19. The proposed building is compatible in bulk and height with the adjacent buildings, has compatible front and rear setbacks and uses compatible materials on the façade while still distinguishing itself from the adjacent historic buildings in the district. Therefore the proposed lot line adjustment as well as the construction of the new single family dwelling will not have an adverse impact on off-site historical resources.

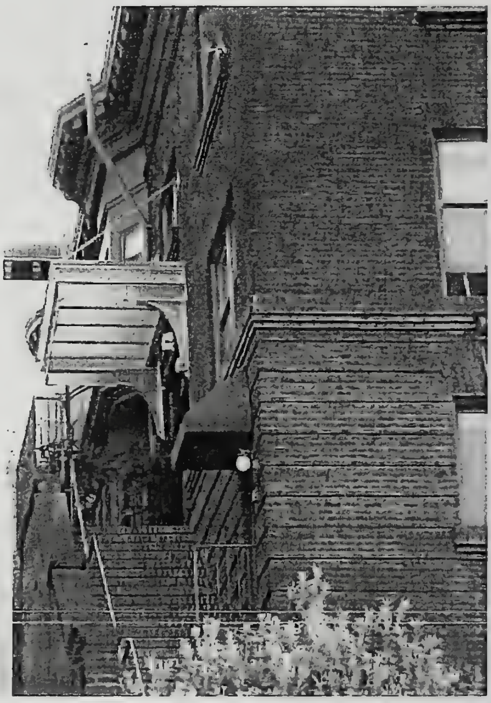
PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 1-8-08
Mark Luellen, Preservation Coordinator

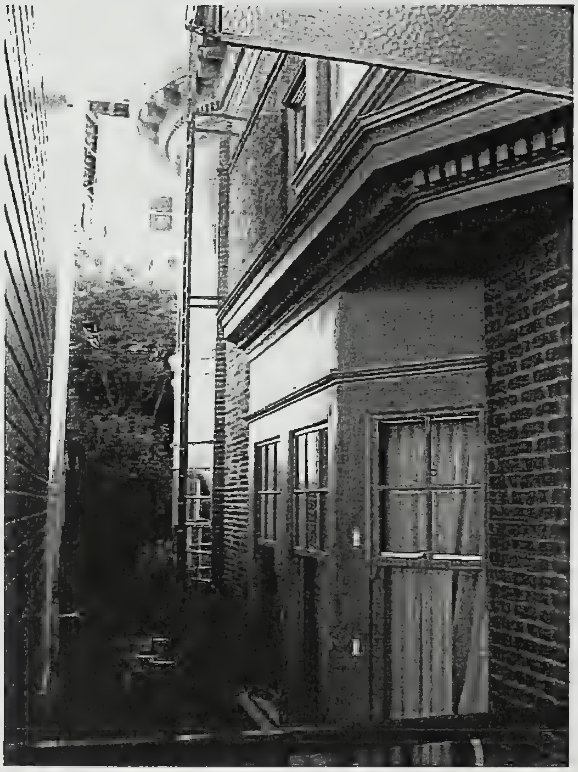
cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File



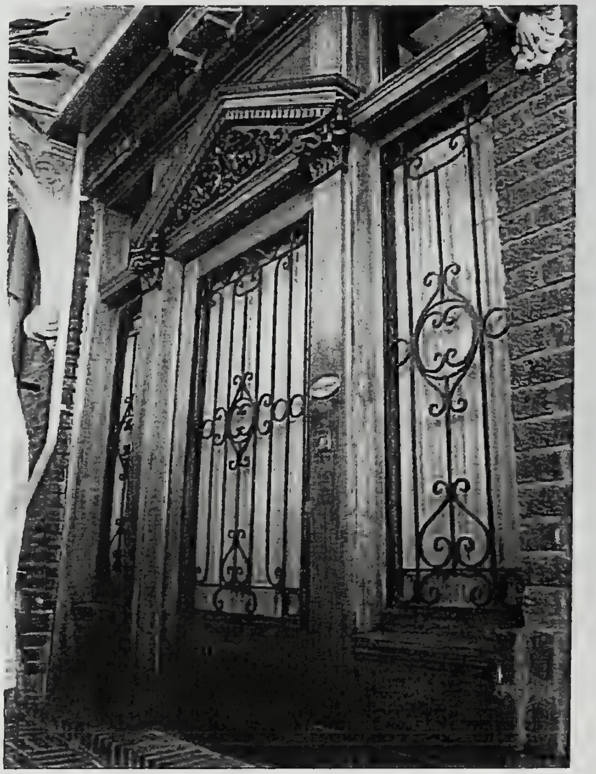
2151 Green Street, North façade



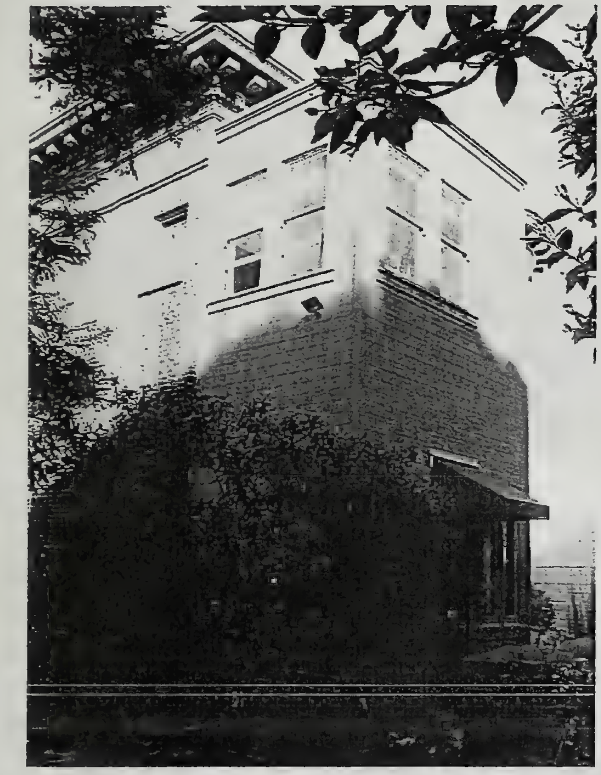
2151 Green Street, East façade



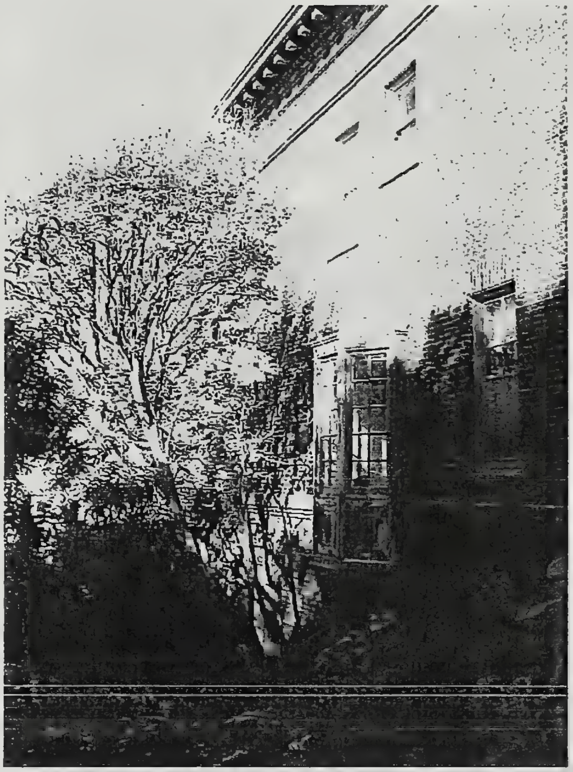
East façade looking south, past main entry



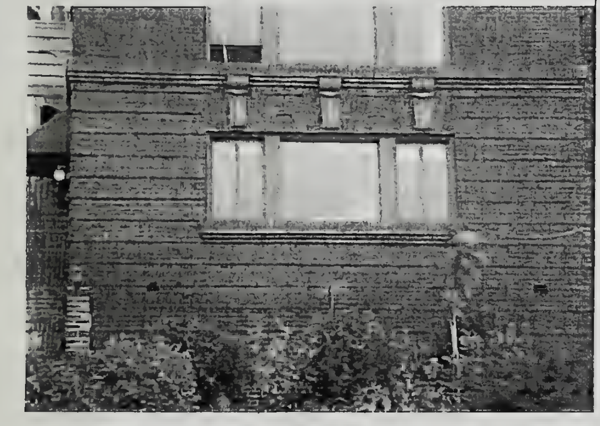
East façade, main door



South façade

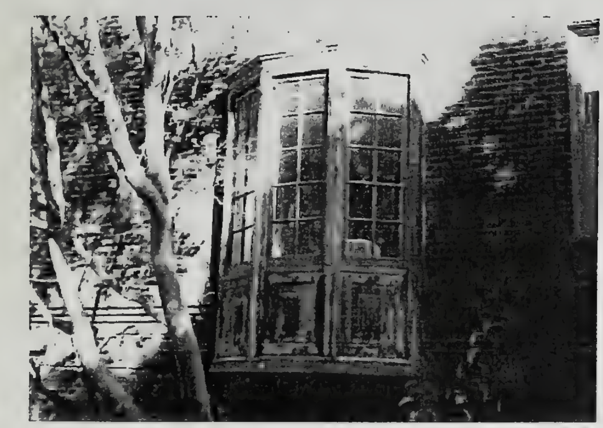


West façade

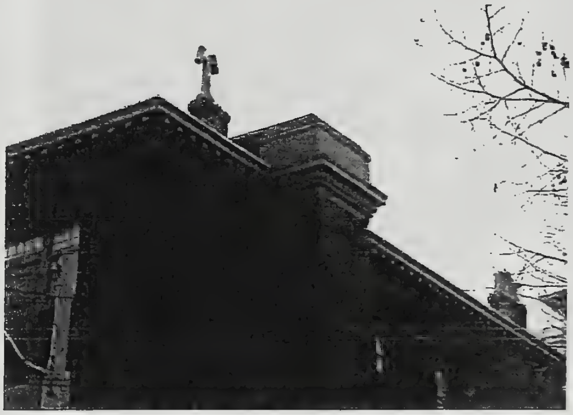


2151 Green Street, Detail of base

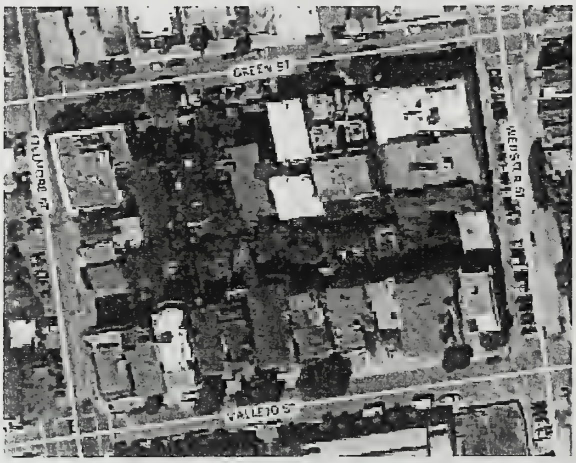
Red brick retaining walls, south façade



West façade, bay window



West façade, cornice

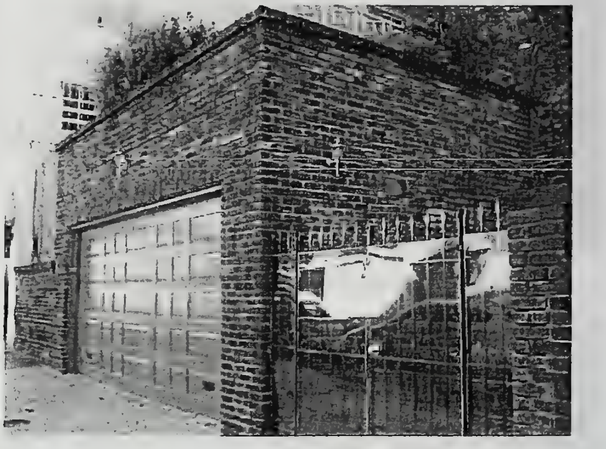

GREEN ST
FILLMORE ST
WEBSTER ST
VALLEJO ST

Aerial Photograph of 2151 Green Street.

2151 Green St

Neighborhood context

Site along north façade looking south



Garage

Site along west façade looking south

Site along west façade looking north
(Garden shed in background)

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 25, 2008
Case No.: **2006.1065E**
Project Title: **52 Alpine Terrace (145-149 Buena Vista Avenue East)**
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: Block 1258/Lots 005
Lot Size: 6,843 square-feet
Project Sponsor Edward Gama, Representative - 415-261-2613
Staff Contact: Brett Bollinger – (415) 860-7174
Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

5/2/08

The project site is a through-lot between Alpine Terrace and Buena Vista Avenue East located on the block bounded by Waller Street and Duboce Avenue in the Haight-Ashbury Neighborhood. The parcel contains an existing 3,900 square-foot, three-story, three-unit residence constructed before 1900 facing Buena Vista Avenue East, and a one-story garage structure facing Alpine Terrace. The proposed project would involve the subdivision of the existing lot into two smaller lots, resulting in an approximately 3,191 square-foot parcel that would include the existing three-unit residence and an approximately 3,178 square-foot parcel containing the garage structure and facing Alpine Terrace. The project also proposes to demolish this existing garage structure and construct a new three-story over five-car garage, 3,669-square-foot, three-unit residence on the newly created lot. The existing multi-unit residence at 145 Buena Vista is listed in the 1976 Citywide Architectural Survey. The project would require a Variance from the rear yard requirement and Conditional Use authorization to allow required off-street parking not on the same lot as the structure or use served.

EXEMPT STATUS:

X Categorical Exemption; Class 32 [State CEQA Guidelines Section 15332]

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

May 2, 2008
Date

cc: Janet Campbell, Project Contact
Sarah Vellve, NW Quadrant
Supervisor Bevan Dufty
Bulletin Board

M.D.F.
Exemption / Exclusion File
Historical Preservation List

REMARKS:

Infill Development- CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The project's effects in relationship to these conditions are described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project would be consistent with the San Francisco *General Plan* and with zoning designations. The site is located within a RH-3 (Residential House, Three-Family) zoning district and a 40-X height and bulk district where the proposed density of development and uses would be permitted. The RH-3 zoning designation permits three dwelling units per lot. The proposed project would subdivide the existing through lot, demolish the existing garage on the newly created lot, and construct a new three-unit residential building with five parking spaces on the lot. Pursuant to *Planning Code* Section 151, the project would be required to provide three off-street parking spaces, one space for each residential unit. The proposed project would include a total of five off-street parking spaces, with two of the five spaces accessible to the existing residents at 145 Buena Vista Avenue East. The project sponsor is seeking a *Planning Code* Variance from the rear yard requirement (Section 134) and a Conditional Use authorization to allow required off-street parking not on the same lot as the structure or use served (Section 159). Therefore, the proposed project would be in conformance with *Planning Code*, Section 151 and would be consistent with all applicable zoning plans and policies.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The 0.16-acre project site is located within a fully developed area of San Francisco. As noted above, the surrounding uses consist of mostly residential uses within the immediate vicinity with mixed-use and commercial uses nearby. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area, is partially covered by paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Using the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review (October 2002)*, the proposed project is estimated to generate approximately 30 daily person-trips. Of these, about five daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including 11 vehicle trips, 12 transit trips, three walking person-trips, and four trips by "other means". Based on the mode split and average automobile occupancy of 1.08 persons per vehicle[1] for the proposed area, there would be about 11 daily vehicular trips of which two would be during the PM peak-hour. The project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

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[1] 2000 Census – Journey to Work Data for Census Tract 167, available at www.census.gov.

Parking: Pursuant to *Planning Code* Section 151, the project would be required to provide approximately three off-street parking spaces, one space for each residential unit. The project proposes to construct a total of five parking spaces (two spaces are assigned and accessible to 145 Buena Vista Avenue East) and would therefore be in conformance with *Planning Code* Section 151. The parking demand associated with the proposed project was estimated using the *2002 Guidelines*. Using this approach, the proposed residential use would create a parking demand of five spaces. Because two of the proposed parking spaces would be assigned and accessible to the residents of the 145 Buena Vista Avenue East the proposed project would be about two spaces short of the estimated parking demand for the residents at 52 Alpine Terrace.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The project proposes to construct three new residential units, which would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Historical Resources

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the garage structure proposed for demolition that is located on the project site is not a historic resource as defined by the California Environmental Quality Act (CEQA). The project is located in the eastern portion of the Haight-Ashbury neighborhood, on the east side of Buena Vista Park. It is surrounded by residential land uses and is within a RH-3 use district. Small-scale homes and flats, most of which were constructed between the period 1900 and the early 1920's, characterize the area. Building styles and ornamentation are varied, with the predominant styles being Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. There appears to be a potential California Register historic district in this portion of the Haight-Ashbury/Buena Vista neighborhood. The building styles vary, but most building details are intact. While there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. Further, the neighborhood contains many buildings that are listed in Here Today and in the 1976 Citywide Architectural Survey, which is further evidence of a potential historic district.[2]

The one-story garage facing Alpine Terrace is a wood-frame structure constructed sometime prior to 1900 and expanded in 1939. There are no construction records for the garage structure, but records indicate that it was located on the property by 1900. The garage retains its function and many historic features, including wood-and-glass doors; however, these elements alone do not cause it to contribute to the potential historic district. The garage structure does not possess any other architectural or historic value that contributes to the potential historic district in the neighborhood. On the other hand, the existing Edwardian house on the same property facing Buena Vista Avenue does contribute to this potential historic district.

The proposed design of the new structure facing Alpine Terrace relates to the historic buildings on the street. The proposed building is similar in height, features an entrance that is recessed and located on the second floor, and is located toward the front of the property. While the new building is designed in a contemporary style, it relates to the adjacent buildings.

Because the garage is not considered a historical resource under CEQA and the proposed project is compatible with the potential historic district in the neighborhood, the project would not result in a significant effect on a historical resource or potential historic district.

Geotechnical Investigation

The USGS *Geologic Map of the San Francisco North Quadrangle* indicates that the site is located in a complex geologic area. The subject property is underlain by Dune Sand deposits near geologic contacts with bedrock materials; Greenstone, Sandstone, Shale and Radiolarian Chert bedrock materials.[3] An exploratory boring was performed near the middle of the proposed building location close to the rear of the existing garage. The boring encountered approximately 1.5-feet of fill. Below a depth of approximately 11-feet, the present natural sand deposits were followed by about 4-feet of sandy and silty clay. The very stiff clay layer was underlain by about 2-feet of alternating 6- to 8-inch thick deposits of medium dense silty sands with gravel and very stiff sandy silty clays. At a depth of approximately 16-feet, hard silty clays were encountered, which continued to the bottom of the boring at a depth of 20-feet.

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[2] Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis December 28, 2006; Revised October 3, 2007.

[3] Harold Lewis & Associates, *Foundation Investigation Proposed Residential Building 52 Alpine Terrace*, March 19, 2008. A copy of this report is on file with the Planning Department at 1650 Mission Street Suite 400 and is available for public review by appointment as part of the project file 2006.1065E.

A second exploratory boring was drilled near the rear of the proposed building. The test boring encountered about 1-foot of ill; very loose silty and surface roots. The fill was followed by loose to medium dense fine grain, well-sorted Dune Sand to a depth of approximately 11.5-feet. These sand deposits were underlain by about 1.5-feet of medium dense clayey sand that graded into very stiff sandy and silty clay, which displayed a low to moderate plasticity. At a depth of approximately 28-feet, these deposits were underlain by hard silty clay, which displayed vestiges of a former rock structure, that continued to the maximum depth explored, 30-feet.

For both exploratory borings, gradual increase in the sampling resistance was encountered, indicating that the clayey materials graded more competent with depth. Neither groundwater nor seepages were encountered in the exploratory borings at the time of drilling and probably exist at depths slightly below those explored. As noted in the Harold Lewis & Associates Geotechnical Investigation, the project site as well as other buildings in the area, lies in a zone of potential landslide hazard. Although over the years the USGS has mapped several small size landslides within the neighborhood, none have occurred on or near the site. Since engineered retaining walls have been incorporated into the project design, the walls would support all changes in grade resulting from construction on the project site, therefore, Harold Lewis & Associates concluded that a potential for slope instability or landsliding would not exist. The site is suitable for the proposed construction provided that the recommendations presented in the report are incorporated into the design and construction of the proposed residential building. At the conclusion of site reconnaissance, field exploration, and literature review, Harold Lewis & Associates concluded that potential geotechnical impacts relating to adequate foundation support, stability of the on-site fill soil, and seismic shaking and related effects for the project site would be addressed through a mat foundation for the three unit residential building. Therefore, it was determined that the proposed project would be adequately supported under the current site conditions.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on January 18, 2007 to owners within 300-foot radius of the project site and occupants of adjacent properties and interested parties. Members of the public expressed concerns related to the construction of the three-unit residential building, specifically parking, traffic, historical resources, and slope excavation. A discussion of these issues is contained above under "Traffic", "Parking", "Historical Resources", "Geotechnical Investigation" and in the infill development discussions about consistency with applicable general plan and zoning designations and discussions regarding the project site.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332. Therefore, the proposed project would be exempt under Class 32, Infill Development. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT
City and County of San Francisco • 1650 Mission Street, Suite 400 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: REVISED Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 52 Alpine Terrace, aka,
145-149 Buena Vista East Ave
Block: 1258 Lot: 005
Case No.: 2006.1065E
Date of Review: 12/28/06; **REVISED 10/03/07**

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant		**Owner**	
Name:	Janet Campbell	Name:	Edward Gama
Company:	Janet Campbell Architects	Company:	
Address:	Two Parker Avenue #302 San Francisco, CA 94118	Address:	145 Buena Vista East San Francisco, CA 94117
Phone:	(415) 261-2613	Phone:	(415) 860-7174
Fax:	(415) 876-1039	Fax:	(415) 255-3028
Email:	campbellarchitec@aol.com	Email:	Edward@P2Dev.com

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing one-story wood frame garage structure that faces Alpine Terrace; and
- The construction of a new three-story-over-garage multi-unit residence.

Pre-Existing Historic Rating / Survey:

- Listed in 1976 Citywide Architectural Survey with rating of "**2**" (on a scale of "–2" to "5", with "5" being most significant).

Historic District / Neighborhood Context:

The subject property is located in the eastern portion of the Haight-Ashbury neighborhood referred to as Buena Vista in San Francisco. It is located along the eastern side of Buena Vista Park and three blocks from the Panhandle portion of the Golden Gate Park. It is surrounded by residential land uses and is within an RH-3 District and a 40-X Height and Bulk District.

The area is characterized by small-scale homes and flats, most of which were constructed prior to 1900 to the early 1920's. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are in a variety of architectural types with the predominant styles being Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. There are several buildings in the immediate vicinity of 52 Alpine Terrace that were included in the 1976 Citywide Architectural Survey and are in *Here Today*.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

The subject property is a through-block lot with two street frontages: Buena Vista East Avenue and Alpine Terrace. A three-story Edwardian building constructed prior to 1900 fronts Buena Vista East Avenue (it is this building that the 1976 Architectural Survey refers to). The building proposed to be demolished is a one-story garage structure that fronts Alpine Terrace. A wood-frame structure, the garage occupies ¾ of the width of the lot. Square in form, the building is unadorned and features a squat front-facing gable roof and four pairs of wood-and-glass-paneled doors. Records indicate that it was constructed sometime prior to 1900, and was expanded in 1939.

There does appear to be a potential California Register historic district in this portion of the Haight-Ashbury-Buena Vista neighborhood. The building styles vary but Shingle/First Bay, Queen Anne, and Edwardian styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. Further, the neighborhood contains many buildings that are listed in *Here Today* and in the1976 Citywide Architectural Survey that is further evidence of a potential historic district.

The garage structure that faces Alpine Terrace does not posses architectural or historic value to contribute to this potential district. There are no construction records for the construction of garage structure but records indicate that it was located on the property by 1900. While simple in detailing, 52 Alpine Terrace does clearly recall its function as a garage structure and retains many historic features, including wood-and-glass doors; however, these elements alone do not cause it to contribute to the potential historic district in the neighborhood. It must be noted that the existing Edwardian house on the same property that faces Buena Vista Avenue does contribute to this potential historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks		**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks		**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks		**association**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks				

Notes:

The garage structure that faces Alpine Terrace does retain a high degree of integrity, having undergone few alterations during its lifetime. Historic details such as the roofline and pairs of doors are intact. Due to the fact that there have been few alterations to the structure, it does retain any integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because the garage structure facing Alpine Terrace is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because the garage structure facing Alpine Terrace is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project at 52 Alpine Terrace will not have an adverse impact on a potential California Register historic district located in this portion of the Haight/Ashbury-Buena Vista neighborhood. As noted above, the area contains a high concentration of buildings that were constructed before 1900 – 1920's, when the area was developed as a residential neighborhood, and there is considerable architectural harmony among the houses and flats in the neighborhood.

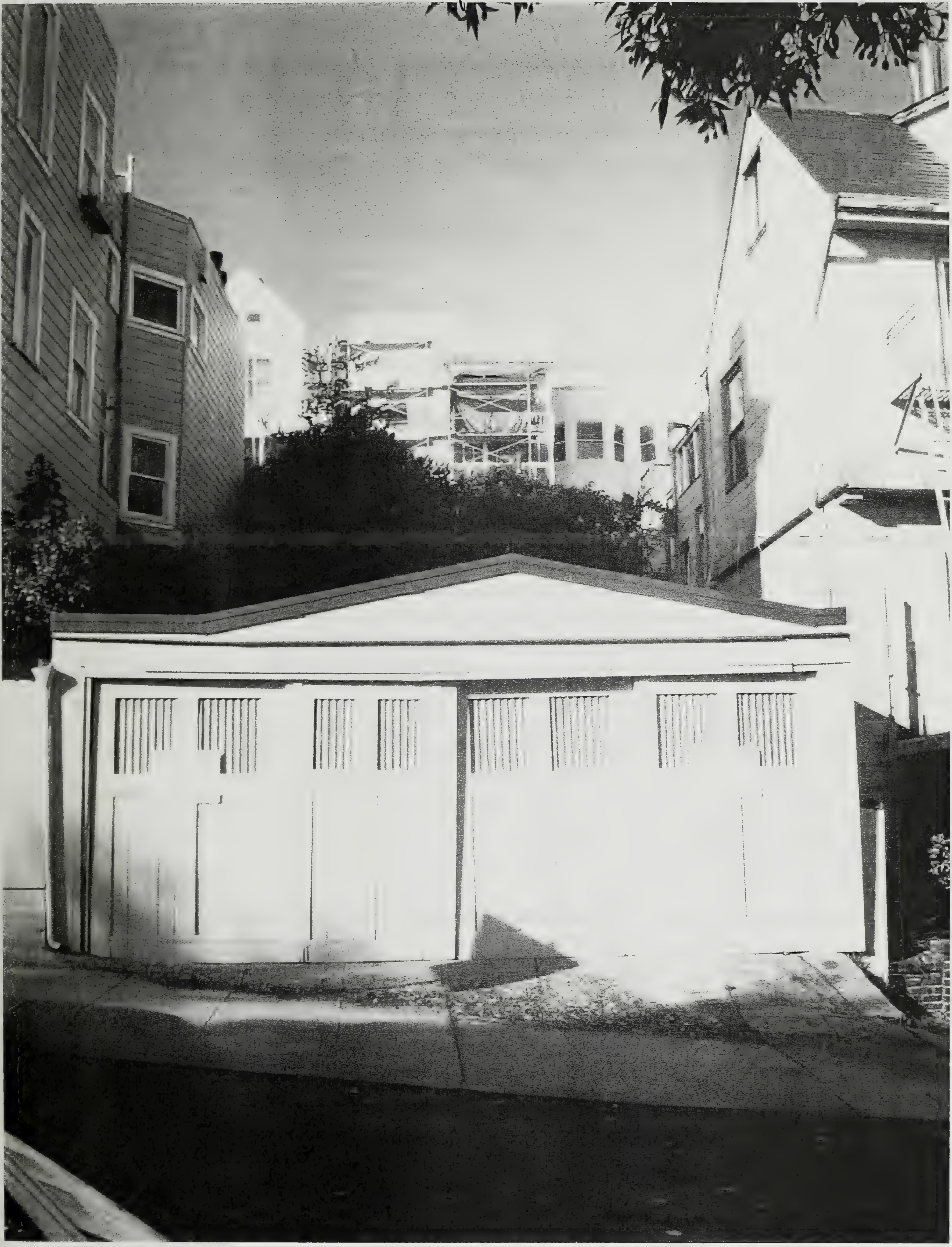
The proposed design of the new structure facing Alpine Terrace relates to the historic buildings on the street. It is similar in height, features an entrance that is recessed and at the second floor, and is located towards the front of the property. While the new building is designed in a contemporary style, it relates to the adjacent buildings. The treatment of the ground floor recalls the pattern of openings on the street. In sum, the proposed building will not have an adverse impact on the potential historic district in this neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 10-04-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

Proposed Bld Site



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415.558.6409

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Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.1262E**
Project Title:	**2874 Washington Street**
Zoning:	RM-1, 40-X
Block/Lot:	0979/018
Lot Size:	6,255 square feet
Project Sponsor	Robert Mattei – (415) 956-3030
Staff Contact:	Don Lewis – (415) 575-9095, don.lewis@sfgov.org

SF
C58
#59
2/08

PROJECT DESCRIPTION:

The proposed project includes excavation to a maximum depth of 6 feet in order to convert the existing basement storage area into a garage that would provide 12 underground parking spaces for the existing four-story, 8-unit, 23,564-square-foot[1] apartment building constructed in 1901 or 1905. The project also involves replacing 182 square feet of habitable space on the 1st floor with a vehicle elevator to provide vehicle access to the garage and replacing the northernmost window at the ground floor with a garage door to provide access to the vehicle elevator. The project site is located on the northeast corner of Washington and Divisadero Streets, in the block bounded by Jackson Street to the north, Washington Street to the south, Scott Street to the east, and Divisadero Street to the west, in the Pacific Heights neighborhood. The project site is located within an RM-1 (Residential, Mixed, Low Density) zoning district and within an 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

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REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

May 2 2008
Date

cc: Robert Mattei, Project Contact
David Lindsay, NW Quadrant
Historic Preservation List
Supervisor Michela Alioto-Pier

Bulletin Board
M.D.F.
Exemption / Exclusion File

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[1] Square footage includes habitable and non-habitable (basement) space.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is an historical resource. The existing building was constructed in either 1901 or 1905, and is listed on both the 1976 Architectural Survey and Here Today. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the attached Historic Resource Evaluation (HRE) Memorandum, the 2874 Washington Street property appears eligible for listing on the California Register as an individual resource under Criteria 3 (Architecture), for the work of a Master.[2]

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits present at the project site. Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

The 2874 Washington Street building, known as the Tallant Flats, has a gambled roof and is characterized by its shingled exterior and its painted craftsman-style brick façade. With its three sets of paired angled bays at the second and third floors and a series of arched and pitched dormers at the fourth floor, the design conveys an era when houses were giving way to apartment buildings that used architectural features that would normally be found on a house. The Tallant Flats, which was constructed by architect Edgar A. Matthews, remains as a good example of the evolving apartment building type employing the colonial revival architectural language of the San Francisco First Bay Region. The subject property is distinguished primarily by its architectural design and its presence as a fine example of the San Francisco First Bay Tradition, which is found only in the San Francisco Bay Area. In addition, the Tallant Flats appears to be the first multi-family dwelling in the area.

Edgar A. Mathews was an architect in the San Francisco Bay Area from approximately 1896 until the 1920s. He lived in Oakland, and practiced in San Francisco, designing single-family houses and multi-family dwellings. His most notable buildings are not residential, though the majority of his career focused on commissions for individual families. Mathews designed the First and Third Church of Christ, Scientist buildings in San Francisco (circa 1911 and 1914 respectively) and the State Agricultural Building in Sacramento. The 1906 edition of the Architectural Record mentions his proclivity for designing "picturesque" buildings. The article reveals that Mathew's contemporaries were influenced by his unique approach to truth in materials, and expression of the Arts and Crafts movement.

While the interior of the building has been changed somewhat due to tenant improvements, the building's exterior was found to retain its location, association, design, workmanship, setting, feeling, and materials, and exhibits a high degree of historic integrity. The surrounding area includes a mixture of single-family homes and flats, primarily constructed during the late 1800s to the 1920s. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research into building dates and styles.

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[2] Memorandum from Aaron Starr, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, February 14, 2008.

Having determined that the building is a historic resource, the Planning Department then assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards since the proposed project is very minor in scale and would not have a significant adverse impact on off-site historical resources.[3]

The project proposes the excavation of the existing basement for the addition of approximately 1098 square feet of underground parking. With the addition of the garage under the existing ground floor, the size of the building would be increased from approximately 23,564 square feet to 24,662 square feet.[4] CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 1098 square feet, which is substantially less than 50% of the existing square footage. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] Ibid.

[4] Square footage includes habitable and non-habitable (basement) space.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Don Lewis
Project Address:	**2874-2878 Washington St. & 2300-2304 Divisadero St.**
Block/Lot:	0979/018
Case No.:	**2007.1262E**
Date of Review:	February 14, 2008
Planning Dept. Reviewer:	Aaron Starr (415) 558-6362 I aaron.starr@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes constructing a garage under the existing ground floor; conversion of the northernmost bedroom on the west elevation into a vehicle elevator to provide vehicle access to the garage; and replacing the northernmost window on the west elevation at the ground floor with the garage door to provide access to the vehicle elevator.

PRE-EXISTING HISTORIC RATING / SURVEY

Known as the Tallant Flats, the subject building was constructed in either 1901 or 1905 by architect Edgar A. Mathews. The subject property is included in the City's 1976 Architectural Survey with a rating of 3, on a scale of -2 to 5, and is listed on the Here Today Survey, #262.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the northeast corner of Divisadero and Washington Streets in the City's Pacific Height's Neighborhood one block west of Alta Plaza, a Victorian Era park. The immediate context is a mixture of single-family homes and flats, primarily constructed during the late 1800s to the 1920s. Visual continuity is mixed in terms of style, however, there is a strong pattern of massing and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research into building dates and styles.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: The subject building is a four story, eight-unit building with a separate addresses and entrances for each unit. The building is characterized by its shingled exterior at the second, third and fourth floors and its painted craftsman style brick façade. The building is also distinguished by its gambled roof, giving the Washington Street and the Divisadero Street very distinct facades. The shorter façade with the gamble profile is along Divisadero and the upper slopes are very shallow. The Washington Street Façade is characterized by 3 sets of paired angled bays at the second and third floors and a series of arched and pitched dormers at the fourth floor.

The Design conveys an era when houses were giving way to apartment buildings by establishing itself as an apartment building that looks like a house. The attempt to bring the feeling of a house into an apartment building is recognizable by the use of architectural features that would normally be found on a house.

Criteria A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is directly associated with the lives of persons important in our past.

Criteria C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The Tallant Flats appear to be eligible to the California Register under Criteria C as the work of Master and as a good example of the evolving apartment building type employing the colonial revival architectural language of the San Francisco First Bay Region. The subject property is distinguished primarily by its architectural design and its presence as a fine example of the San Francisco First Bay Tradition, which is found only in the San Francisco Bay Area. In addition the Tallant Flats appears to be the first multi-family dwelling in the area.

Edgar A. Mathews was an architect in the San Francisco Bay Area from approximately 1896 until the 1920s. He lived in Oakland, and practiced in San Francisco, designing single family houses and multi family dwellings. His most notable buildings are not residential, though the majority of his career focused on commissions for individual families. Mathews designed the First and Third Church of

Christ, Scientist buildings in San Francisco (1911 and 1914 respectively) and the State Agricultural Building in Sacramento. The 1906 edition of the Architectural Record mentions his proclivity for designing "picturesque" buildings. The article reveals that Mathew's contemporaries were influenced by his unique approach to truth in materials, and expression of the Arts and Crafts movement.

Criteria D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

While the interior of the building has been changed somewhat responding to the program requirements of its tenants, on balance the building's exterior still retains all 7 aspects of Integrity, as indicated above.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The propose project is very minor in scale and will not have a significant adverse impact on off-site historical resources.

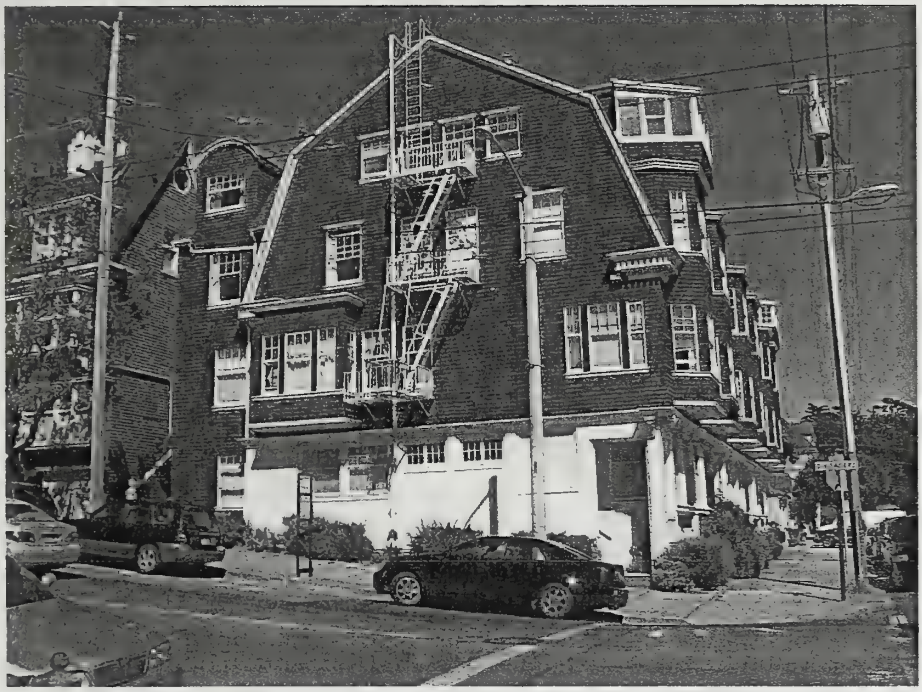
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 2-15-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\2870 Washington Street.doc



1. Subject property from southwest. Proposed garage door would be located at left in recessed portion of Divisadero Street elevation.

WASHINGTON

2. Western end of Washington Street elevation of subject building. Proposed alterations would not be visible from this vantage point.

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PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.1437E**
Project Title:	**901 Alabama Street**
Zoning:	RM-1/40-X
Block/Lot:	4146/034
Lot Size:	9,997 square feet
Project Sponsor	Jill Kuper, Tom Eliot Fisch (415) 391-7918
Staff Contact:	Don Lewis (415) 575-9095 don.lewis@sfgov.org

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PROJECT DESCRIPTION:

The proposed project involves upgrading the existing 33-foot-tall San Francisco Boys Club building, constructed in 1927. Though it is a contiguous structure, the subject building appears to be two buildings. The front building functions as the clubhouse with offices and classrooms, while the rear building primarily functions as a gymnasium. The proposed project would entail the demolition of the existing 6,300-square-foot gymnasium for the construction of a new 6,580-square-foot gymnasium that would include an outdoor recreation area on the roof. The project also proposes the restoration of the clubhouse fenestration, and the configuration and fenestration at the front entry along Alabama Street. The project proposes a new driveway for one off-street loading space on 21st Street.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 2 [State CEQA Guidelines Section 15302]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Nick Cooper, for

BILL WYCKO
Acting Environmental Review Officer

May 6, 2007
Date 2008

cc:
Jill Kuper, Project Contact
Julian Banales, NW Quadrant
Supervisor Tom Ammiano
Exemption / Exclusion File
Historical Preservation List
Bulletin Board
M.D.F

PROJECT DESCRIPTION (continued):

The approximately 9,997-square-foot project site is located at the southeast corner of Alabama and 21st Streets (Assessor's Block 4146, Lot 034) in the Mission neighborhood. The existing 14,500-square foot structure on the project site was constructed in 1927. The subject building has not been previously identified on any survey; however, the immediate area possesses a large number of structures identified on the 1976 Architectural Survey. The project site is located within an RM-1 (Residential, Mixed, Low Density) zoning district and within a 40-X height and bulk district.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the Historic Resource Evaluation (HRE) Memorandum, the 901 Alabama Street property appears eligible for listing in the California Register as an individual resource under Criteria 1 (Events) and 3 (Architecture), for its association of being the first Boys Club located in the west, as a fine example of the Mediterranean Revival style popular in California during its period of significance, and as a work of a master.[1]

The 901 Alabama Street building was developed for the San Francisco Boys Club Association (SFBCA), organized in 1893, and with the help of the San Francisco Rotary Club and the San Francisco Settlement Association (SFSA), was incorporated as the San Francisco Boys Club (SFBC) in 1922. The construction of the subject building embodied the changing attitudes towards improving social conditions within urban areas during the turn of the last century. Research has not revealed information indicating that any of its owners or occupants were associated with persons that have made a significant contribution to the broad patterns of history. The subject building possesses a high level of historic integrity, and changes to its exterior have been relatively minor, except for the removal of the historic windows with non-compatible, replacement windows. With its simple ornamentation, rhythmic fenestration, and a proportion and scale that is consistent with Beaux-Arts planning and other civic improvement movements, the subject building is a fine example of the Mediterranean Revival style popular in California during its period of significance in 1927. Planning Department staff also determined that the subject building is the work of a master, Harry A. Thomsen, Jr. (1886-1979). Thomsen served as a collaborator on Valencia Gardens and is associated with the University of California at Berkeley in the office of Supervising Architect George Kelham.[2]

The majority of the surrounding buildings in the area were constructed between the late 1800s and early part of the 20th-century, and are primarily residential with larger mixed-used structures along wider corridors like Harrison and Folsom Streets. A number of these buildings have been subjected to contemporary alterations and the visual continuity is mixed in terms of style, however, there is a fairly consistent pattern of building types, massing, and materials within the surrounding neighborhood. While the new gymnasium structure may be contemporary in style, the proposed design is sensitive to its surrounding area and does not adversely impact any surrounding historic resources.

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[1] Memorandum from Tim Frye, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, April 30, 2008. This memorandum is attached.

[2] Ibid

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons described herein. The project proposes to restore the windows and main entry of the clubhouse back to its appearance during its period of significance in 1927. The clubhouse portion is the most complete in overall design execution and possesses the most significant of the character–defining features associated with the resource, which include all exterior elevations. While the existing historic gym would be removed and replaced in a slightly larger footprint, the proposed new gym respects the height, massing, scale, fenestration, and material that are associated with the subject building and would conform to the Secretary's Standards for additions and related new construction. The new gymnasium building would appear to be the same size as the existing one to be removed when viewed from the public rights-of-way. In summary, Planning Department staff believe that the project does not rise to a level that would materially impair the subject building's ability to convey its significance.[3]

CEQA State Guidelines Section 15302, or Class 2, provides an exemption from environmental review for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The proposed project would involve the demolition of the existing 6,300 gsf gymnasium for the construction of a new 6,580 gsf gymnasium at the same location. Therefore, the proposed replacement structure would be exempt under Class 2.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[3] Ibid.

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Historic Resource Evaluation Response

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Information:
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MEA Planner: Don Lewis
Project Address: **901 Alabama Street**
Block/Lot: 4146/034
Case No.: **2007.1437E**
Date of Review: April 30, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal includes the partial demolition of the subject building to allow for the construction of a new gymnasium. Proposed work also includes the restoration of the clubhouse fenestration and the configuration and fenestration at the front entry along Alabama Street.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is located at the southeast corner of Alabama and 21st Street in the Mission neighborhood and in a RM-1, 40-X height and bulk district. The subject building has not been previously identified on any survey; however; the immediate area possess a large number of structures identified on the 1976 Architectural Survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is bounded by Alabama, Florida, 21st and 22nd Streets. The area is primarily a high density residential neighborhood with larger mixed-use structures along wider corridors like Harrison and Folsom Streets. Aside from scattered contemporary infill, the majority of buildings appear to be constructed between the late 1800s and early part of the 20th-century.

A number of buildings have been subjected to contemporary alterations and the visual continuity is mixed in terms of style, however, there is a fairly consistent pattern of building types, massing and materials within the surrounding neighborhood.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☒ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1927

Notes: The subject building is an individually eligible for the California Register.

Event: The subject property was developed for the San Francisco Boys Club Association (SFBCA), organized in 1893, and with the help of the San Francisco Rotary Club and the San Francisco Settlement Association (SFSA), was incorporated as the San Francisco Boys Club (SFBC) in 1922. Under their Charter, the SFBC is reputed to be the oldest structure associated with the organization in the West.

The mission of both the Rotary Club and the SFSA supported causes to improve social conditions, particularly those impacting children. The Rotary Club was first formed in Chicago in 1905 and the SFSA was formed in 1894 by example of Jane Addams' Hull House settlement on the west side of Chicago.

Considering that the building is the first Boy's Club location in the west and the subject building's association and direct development as a result of the changing attitudes in the quality of life within urban areas during the turn of the last century identifies it as eligible under the events criterion.

Persons: Staff was not able to make a determination if the subject building is associated with any significant persons because the research in this area was concluded to be incomplete.

Architecture: The subject building is a fine example of the Mediterranean Revival style popular in California during its period of significance; with simple ornamentation, rhythmic fenestration, and a proportion and scale that is consistent with Beaux-Arts planning and other civic improvement movements

Staff has also determined that the subject building is the work of a master, Harry A. Thomsen, Jr. (1886-1979). Thomsen served as collaborator on Valencia Gardens with William Wurster and Thomas Church and is also associated with the University of California at Berkeley in the office of Supervising Architect George Kelham. Thomsen also served as Supervising Architect at Berkeley from 1936 until Arthur Brown, Jr. was appointed in 1938.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Overall, the subject building possesses a high level of historic integrity. Changes to the exterior over time have been relatively minor, except for the removal of the historic windows with non-compatible replacement windows. The interior of the building has been subjected to a number of alterations however; it still conveys a general sense of its original program. Based on a site visit, staff has concluded that the interior of the building does not possess any significant or outstanding character-defining features that contribute to its significance.

---

3. Determination whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present (*Continue to 4.)*

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4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

The proposed project meets the following *Standards*:

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The project proposes to restore the windows and main entry to the clubhouse portion based on the original construction drawings for the subject property and historic photographs.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

> *While the existing historic gym shall be demolished, the proposed new gym structure is designed in a manner that conforms to the Secretary of the Interior's Standards for additions and related new construction. The proposed gymnasium respects the height, massing, scale, fenestration, and materials that are associated with the subject building.*

In sum, staff believes that the project does not rise to a level that shall materially impair the subject building's ability to convey its significance.

1. The clubhouse portion of the subject building is the most complete in overall design execution and possesses the most significant of the character-defining features associated with the resource. The proposal shall restore the exterior of the clubhouse portion back to its appearance during its period of significance.

2. The proposed new construction shall be slightly larger in footprint, however, it shall be approximately the same in terms of its, massing, scale, and footprint when viewed from the public rights-of-way as the historic gymnasium to be removed.

3. Based on the supplied plans, the design of the new gymnasium is proposed to respect the height, massing, scale, fenestration, and materials of the subject building and is believed to meet the Secretary of the Interior's Standards for additions and related new construction.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

   The character-defining features of the subject property include all exterior elevations, including rooflines, visible from the public-rights-of-way.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

   Notes: While the new addition may be contemporary in style, the proposed design is sensitive to the surrounding area and does not adversely impact any surrounding historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5·1·08
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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BOYS & GIRLS CLUBS
OF SAN FRANCISCO
MISSION CLUBHOUSE

901 Alabama Street, San Francisco, CA 94110

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All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without consent of Architect.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	May 7, 2008
Case No.:	**2008.0133E**
Project Title:	1112 Jones Street/ Cathedral School for Boys
Zoning:	RM-4 (Residential Mixed-Use District, High Density) 65-A Height and Bulk District
Block/Lot:	0246/001
Lot Size:	113,434 square feet
Project Sponsor	Daniel Frattin, Representing for Pierre Jospe, Business Manager, Cathedral School for Boys, (415) 567-9000
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The proposed project is the construction of three additions, including two new classrooms, as well as interior renovations, of the existing two-story Cathedral School for Boys campus. The project site is located on the south side of Sacramento Street and the east side of Jones Street, on a block bounded Taylor Street to the east and California Street to the south, within San Francisco's Nob Hill neighborhood.

[Continued on the next page.]

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EXEMPT STATUS:

Categorical Exemption, Class 14 [State CEQA Guidelines Section 15314]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Cooper, for

BILL WYCKO
Acting Environmental Review Officer

May 7, 2008
Date

cc:
Daniel Frattin, Project Sponsor
Angela Heitter, Planning Dept.
Supervisor Aaron Peskin, District 3
Virnaliza Byrd, MDF

Exemption file
Bulletin Board
Historic Preservation Distribution

PROJECT DESCRIPTION (Continued):

The school is located on a 113,434 square-foot property called the Grace Cathedral Close or block, which includes Grace Cathedral, the Choir House for Grace Cathedral, the Chapter House, the Cathedral School for Boys campus, and other features. The school campus is located on the northeast corner of Grace Cathedral Close. Grace Cathedral Close is designated as San Francisco City Landmark No. 170.

The existing Cathedral School for Boys was constructed in 1966 and is comprised of one two-story building which is approximately 26,769 square feet in size. Currently the school enrolls 245 boys in kindergarten through eighth grade. The proposed project would consist of the construction of three separate project components totaling 3,425 square feet which would include: 1) the Veazie Court Addition; 2) the New Jones Street Entrance; and 3) the Sacramento Street Addition. These proposed additions would not result in an increase in the number of students or staff.

The proposed Veazie Court Addition includes construction of two new classrooms and an outdoor classroom space totaling approximately 2,275 square feet. The roof of the upper portions of the two new classrooms would be used as outdoor classroom space for students. This addition would be constructed between the southern facade of the Cathedral School and the northern facade of Grace Cathedral in the current location of the Veazie Court, which is a sunken walkway occupied by a landscaped area and rock outcrop. A new Veazie Court would be constructed on the roof of the lower portion of the classrooms and would continue to provide access between Jones Street and the plaza between Grace Cathedral and the Chapter House. This addition would include excavation down to the plaza level, which would include removal of the existing landscaping and rock outcrop in this location.

The New Jones Street Entrance portion of the project would include the construction of a new secure student waiting area, and new storage rooms for athletic equipment, janitorial supplies and garbage storage area totaling approximately 385 square feet. These improvements would be constructed in the location of an existing secured outdoor waiting area.

The Sacramento Street Addition portion of the project would involve enclosing an existing forecourt for the expansion of the existing library and substantial interior renovations in the lobby/administrative office area. This addition would add approximately 765 square feet to the existing school.

The proposed alterations to the entrances along Jones Street and Sacramento Street would consist of glass enclosures which would be inserted into the curvilinear roof deck railing and would be approximately 23-feet in height.

REMARKS (CONTINUED):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the Cathedral School for Boys and the Veazie Court located at 1112 Jones Street are historical resources as defined by CEQA and if the proposed project would have substantial adverse effects on adjacent historical resources. In a memorandum dated April 22, 2008, the Planning Department preservation staff determined that the existing school building is not a historical resource as defined by CEQA and the proposed project would not have adverse effects on the adjacent historical resources.[1]

The Cathedral School for Boys is a 26,769 square-foot, two-story, school campus, which was constructed in approximately 1966 and is located on the Grace Cathedral Close, which is the property that includes Grace Cathedral, the Choir House for Grace Cathedral, the Chapter House, and other features. The school building is comprised of a steel reinforced concrete structure that was designed by San Francisco architects George Rockwise amd William J. Watson. As described in the attached memorandum, the school building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons, or architecture.[2] Although the building retains integrity with respect to location and association, it lacks integrity with respect to design, workmanship, setting, feeling and materials. While the school, which is less than 50 years of age, retains its location and association with Grace Cathedral Close, its historic significance could not be established, and the site lacks integrity necessary to be eligible for the California Register of Historic Places as an individual historic resource.[3] The school does exhibit a style associated with the Brutalist School expression, but is not considered to be an exemplary representation of this style and does not posses the architectural distinction that would identify it as eligible for the California Register. For these reasons, the addition and alteration of the Cathedral School for Boys Campus and the Veazie Court at 1112 Jones Street would not result in significant effects on an individual historic resource.[4]

As discussed in the attached memorandum, the project site is located within the National Register-eligible Grace Cathedral Close Historic District and north of the National Register-eligible Lower Nob Hill Apartment Hotel Historic District. The immediate Nob Hill neighborhood of the project site is characterized by a mixture of multi-family dwellings interspersed with hotels and neighborhood commercial services such as corner stores and laundromats. The visual continuity is mixed in terms of styles and materials and the heights of both historical and non-historical buildings. The neighborhood is comprised primarily of low-rise, with more monumental mid-rise apartment buildings sited at corner intersections.

With regard to off-site historical resources, within the project site vicinity there are four structures which are listed as San Francisco City Landmarks and three structures which are eligible for the California Register of Historic Places. With the exception of Chambord Apartments (City Landmark No. 106) across from the project site on Sacramento Street and the Grace Cathedral Close (City Landmark No. 170), these known historic resources are not adjacent to or within the immediate vicinity of the project site. The school is included in a 1984 survey that served as documentation for Grace Cathedral Close City Landmark (City Landmark No. 170) and in a 1992 survey for eligibility for listing on the National Register. In both of these surveys the school is not considered a contributing structure to the historical significance of the overall Grace Cathedral Close City Landmark site. Additionally, the 1993 Final EIR for the Grace Cathedral Close Expansion EIR does not list the School as a contributing structure and no other ratings or surveys have included the Cathedral School for Boys.

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[1] Historic Resource Evaluation Response Memorandum for 1275 Sacramento Street, a.k.a. 1112 Jones Street from Angela Heitter, Preservation Planner, to Chelsea Fordham, Major Environmental Analysis April 22, 2008. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

[4] Heitter, April 22, 2008. p. 2

As discussed in the attached memorandum, the proposed alterations and additions would not have an adverse effect on the adjacent historic resources or historic districts given that the important views, visual relationship, and historical spatial relationships will remain unaltered. Overall, the proposed project is found to meet the Secretary of the Interior Standards for Rehabilitation, specifically Standards #1, #2, #3, #9, and #10, which are relevant to the adjacent historic properties. Therefore, the proposed project would not have an adverse effect on off-site historical resources or historic districts.[5] In conclusion, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Archeological Resources

Due to the proposed excavation and the potential for disturbance to archeological resources, the Planning Department conducted a study to determine if any archeological resources would be affected. In a memorandum dated April 25, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits that would be disturbed by the proposed project.[6] Although various structures, including a small greenhouse, outhouse, and more substantial unidentified buildings were located within the project footprint or near it from the late 1880's to 1900 or 1906, remains of these structures would have been removed following the Great Fire of 1906, by the construction of tennis courts in the twentieth century, or by construction of the Cathedral School for Boys in the early 1960's. Additionally, the excavations for the proposed project appear to be in sandstone and shale bedrock deposits where no archeological resources are expected to be present. Accordingly, the proposed project is not expected to adversely affect any CEQA-significant archaeological resources.

Tree Removal

The removal of any protected trees[7], including landmark trees, significant trees, or street trees [8] located on private or public property anywhere within the territorial limits of the City and County of San Francisco are required to comply with Article 16 of the San Francisco Public Works Code.

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[5] Heitter, April 22, 2008. p. 4

[6] Memorandum from Randall Dean, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, April 25, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0133E.

[7] Board of Supervisors, Ordinance No. 17-06, amending Public Works Code Sections 801 et seq.

A Tree Disclosure Statement for the proposed project identifies that there are ten street trees and two significant trees located on the project site. The proposed project would result in removal of the two significant trees located along Sacramento Street. If the Department of Public Works (DPW) grants a permit under Article 16 of the San Francisco Public Works Code, it shall require that replacement trees be planted (at a one-to-one ratio) or that an in-lieu fee be paid (Section 806(b)). Therefore, with the compliance of Section 806(b), the project would not conflict with any local policies or ordinances protecting trees.

Conclusion

CEQA State Guidelines Section 15314 (Class 14) provides an exemption from environmental review for projects that consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less. The proposed project would include the addition of approximately 3,425 square feet to the existing Cathedral School for Boys campus, which would consist of two new classrooms, minor additions, and alterations to the both of the entrances to the school. The proposed project would not add new staff, faculty or students to the Cathedral School for Boys. Therefore, the additions and alterations to the existing Cathedral School for Boys campus would be exempt from environmental review under Class 14.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not adversely impact any historical resource and the alterations and additions to the school would not have an adverse impact on historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[8] Landmark trees have the highest level of protection and must have been found worthy of landmark status after public hearing at both the Urban Forestry Council and the Board of Supervisors. A significant tree is a tree: a) either on private property or DPW property, b) within 10 feet of a public right-of-way, and c) that has a diameter at breast height (DBH) greater than 12 inches, a height greater than 20 feet, or a canopy greater than 15 feet. A street tree is a tree within the public right-of-way or on DPW's property. Also, all such trees are subject to certain maintenance and protection standards.

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MEMO

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Historic Resource Evaluation Response

MEA Planner: Chelsea Fordham
Project Address: **1275 Sacramento Street, a.k.a. 1112 Jones Street**
Block/Lot: 0246/001
Case No.: **2008.0133E**
Date of Review: April 22, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The project site is the Cathedral School for Boys, which is situated on an 113,434 square-foot (sq. ft.) property which it shares with Grace Cathedral, the Choir House, and the Chapter House, which make up Grace Cathedral Close, City Landmark No. 170. The existing two-story, approximately 26,769 sq. ft. school is located at the northeast corner of the lot, as a separate and distinct structure from Grace Cathedral Close. A sloping, landscaped area and walkway known as Veazie Court separate the School from the Cathedral. The primary entrance to the school is located at 1275 Sacramento Street and a secondary entrance is located at 1112 Jones Street.

The proposed project is the alteration and expansion of an existing school campus, which consists of: **1)** Construction of a horizontal addition to create two new classrooms of approximately 2,275 square feet (sq. ft.), within Veazie Court, partially below grade ("Veazie Court Addition"). Veazie Court will be reconfigured and would continue to provide access between Jones Street and the plaza of Grace Cathedral, as well as, separate the proposed addition from the Cathedral; **2)** Enclose an existing covered entrance facing Jones Street, which would add approximately 385 sq. ft. of building area to serve as a secure student waiting area, closets for janitorial supplies and garbage ("New Jones Street Entrance"); **3)** Enclose an existing terrace entrance facing Sacramento Street, which would add approximately 1,765 sq. ft. of building area that would expand the lobby/administrative area and school library on the ground level, and create an athletic room on the second level ("Sacramento Street Addition"). The proposed additions and expansions to the school campus would total approximately 3,425 square feet. The proposed additions would not result in an increase in the number of students or staff. Due to school scheduling, the construction would be primarily limited to the summer months and would be completed in two phases. The existing Grace Cathedral, Choir House, and the Chapter House would not be altered.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject steel-reinforced concrete building, designed by San Francisco architects George Rockwise and William J. Watson, was constructed in 1966 to serve as the Cathedral School for Boys. The School is included in a 1984 survey that served as documentation for Grace Cathedral Close City Landmark status and a 1992 survey for eligibility for listing on the National Register. However, in these surveys, the School is not considered a contributing structure to the historic significance of the overall site. The National Register nomination form lists the School as potentially significant after fifty years from the date of construction has passed, given its materials, color, design and use complements those of the Grace Cathedral Close. In the 1993 Final EIR for the Grace Cathedral Close Expansion Project, the School is not listed as a contributing structure. No other ratings have been determined or surveys have included the Cathedral School for Boys.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south side of Sacramento Street, between Taylor Street and Jones Street, as part of the National Register-eligible Grace Cathedral Close Historic District and north of the National Register-eligible Lower Nob Hill Apartment Hotel Historic District. The subject property is within an RM-4 (High-Density Residential, Mixed) zoning district and a 65-A height and bulk district.

San Francisco's Nob Hill neighborhood, where the Cathedral School for Boys is located, is an affluent residential area situated on a diverse terrain of steeply sloped topography and flat apex. The majority of buildings are multi-family dwellings interspersed with a few hotels and neighborhood commercial services such as a corner store and laundromat. Visual continuity is mixed in terms of style and materials. Heights of both historic and non-historic buildings within the district are largely low-rise, with more monumental mid-rise apartment buildings sited at corner intersections. The façade at street level is mainly devoted to residential lobbies and elevated residences with infrequent garage entrances.

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1. **California Register Criteria of Significance:** Note, a building is an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by Kelley and VerPlanck Historical Resources Consulting.*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Resources less than fifty years of age must be shown to have "exceptional importance" provided that sufficient time has passed to obtain a scholarly perspective on the events or individuals associated with the resource. Based on the criteria, the Cathedral School for Boys nor Veazie Court exhibit any of the characteristics that would identify it as eligible for inclusion on the California Register individually or as a contributor to the National Register-eligible Grace Cathedral Close Historic District. Staff concurs with the report developed by Frederic Knapp Architect that while stylistically associated with the Brutalist School expression, the subject building is not a fine or exemplary representation and does not possess the architectural distinction that would identify it as eligible for the California Register. Additionally, no scholarly works have been produced on architects George Rockwise and William J. Watson from which to provide analysis of their architectural spectrum in relation to the Cathedral School of Boys.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: While the Cathedral School for Boys retains its location and association with Grace Cathedral Close and historic significance could not be established as a historic resource less than fifty years of age, it is determined the site lacks integrity necessary to be eligible for the California Register of Historic Places.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present *(Go to 6. below)*   ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The Historic Resource Evaluation prepared by Frederic Knapp Architect provides documentation of four structures which are listed as San Francisco City Landmarks within the vicinity of the subject property, as well as, three structures eligible for the California Register of Historic Resources. With exception to the Chambord Apartments, Landmark No. 106, across Sacramento Street from the subject site and Grace Cathedral Close, Landmark No. 170, these known historic resources are not adjacent or within the immediate vicinity.

The proposed entrance alterations and horizontal additions will have not have an adverse effect on the setting of the Nob Hill neighborhood or its adjacent historic resources, given that the important views, visual relationships, and historic spatial relationships will remain unaltered. In particular, the Veazie Court addition is located to minimize impact to Grace Cathedral and Chapter House so that the character-defining features are not obscured, or the structural integrity damaged or destroyed. The Veazie Court and Sacramento Street additions, and new Jones Street entrance have been designed in a manner that they are new features, without imitating historic style or period of architecture.

Overall, the project is found to meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards #1, #2, #3, #9, and #10, relevant to the adjacent historic properties.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 4-22-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

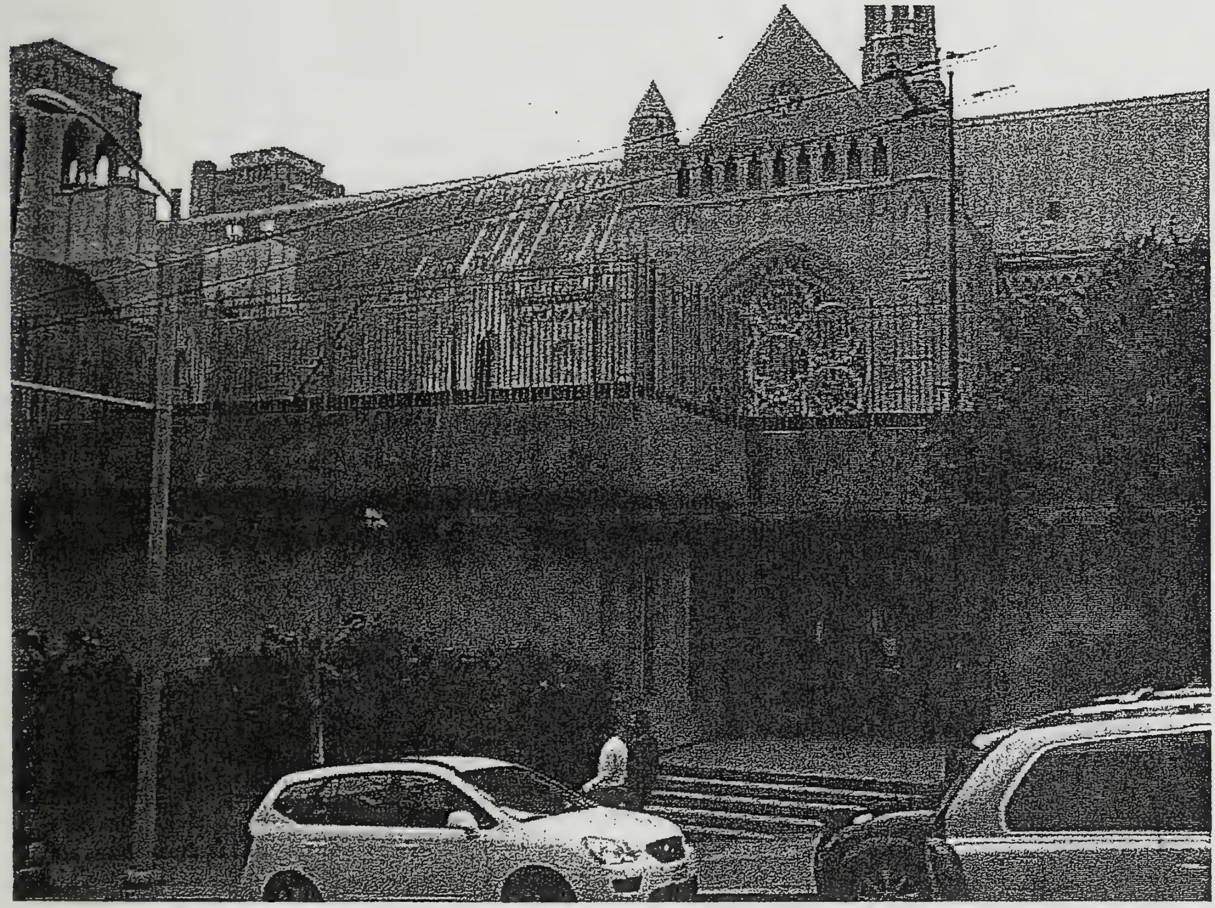

Image 4. Entrance to Cathedral School for Boys, Sacramento Street elevation. Grace Cathedral visible beyond school. Photo M. Bleier, 2008

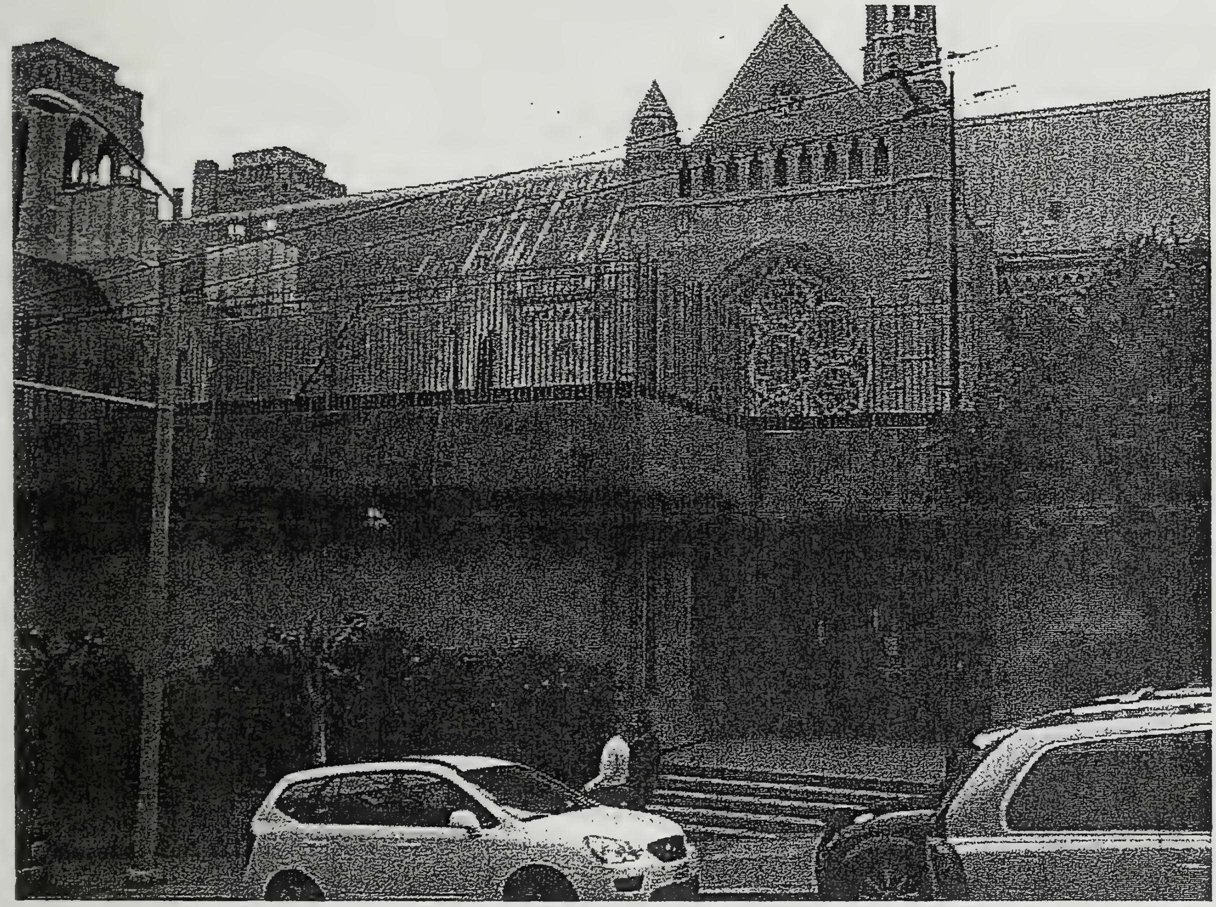

Image 4. Entrance to Cathedral School for Boys, Sacramento Street elevation. Grace Cathedral visible beyond school. Photo M. Bleier, 2008

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PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date: May 8, 2008
Case No.: **2008.0069E**
Project Title: 176 Randall Street
Zoning: RH-2
40-X Height and Bulk District
Block/Lot: 6655/030
Lot Size: 3,125 square feet
Project Sponsor Elena M. Asturias, owner
415 824-4198
Staff Contact: Jeanie Poling – 415 575-9072
jean.poling@sfgov.org

DOCUMENTS DEPT.
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*59
5/8/08

PROJECT DESCRIPTION:

The subject parcel is located at the northern edge of the Glen Park neighborhood on Randall Street on the block bounded by Whitney, 30th, and Church Streets. The proposed project involves the demolition of the existing 1,410-square-foot, one-story-over-garage single-family residence on the site and the construction of a new 4,986-square-foot, three-story-over-garage two-unit residence with four parking spaces.

EXEMPT STATUS:

Categorical Exemption, Class 3 and Class 1 [State CEQA Guidelines Sections 15303(b) and 15301(l)(1)].

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rich Cooper, for

Bill Wycko
Acting Environmental Review Officer

May 8, 2008
Date

cc: Elena Asturias, project sponsor
Michael Smith, neighborhood planner
Jeanie Poling, MEA planner
Virna Byrd, M.D.F.
Supervisor Bevan Dufty, District 8
Exclusion/Exemption
Bulletin Board
Historic Preservation Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department conducted an evaluation to determine whether the building located on the project site is a historical resource. As described in the attached Historic Resource Evaluation Response, the building was constructed in 1955 and is an example of a mid-century, vernacular row house.[1] It replaced an older building in an established neighborhood of earlier buildings and therefore has no relationship with the developmental history of the neighborhood. While the surrounding buildings in the area may represent a potential historic district, the subject building would not be a contributor. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. Based on this evaluation, the building at 176 Randall Street does not appear eligible for listing in the California Register of Historic Resources as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 3 and Class 1.

CEQA State Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed project would entail the construction of a 4,986 square-foot, three-story residential structure with two dwelling units above a garage containing four parking spaces. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3(b).

The proposed project would also involve the demolition of a 1,410-square-foot single-family residential building. CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption for demolition of up to three single-family residences in an urbanized area. Therefore, the proposed demolition is exempt from environmental review under Class 1(l)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Michael Smith, Preservation Technical Specialist, to Jeanie Poling, Planner, Major Environmental Analysis, May 2, 2008.

SAN FRANCISCO
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MEMO

Historic Resource Evaluation Response

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MEA Planner:	Jeanie Poling
Project Address:	**176 Randall Street**
Block/Lot:	6655/030
Case No.:	**2008.0069E**
Date of Review:	May 2, 2008
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing single-family dwelling on the property and construct a two-family dwelling with four- off-street parking spaces provided with a mechanical car lift.

PRE-EXISTING HISTORIC RATING / SURVEY

Archival records from the Department of Building Inspection indicate that the building was constructed in 1955. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. Because the building is older than fifty years of age and it is proposed for demolition it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located at the northern edge of the Glen Park neighborhood on Randall Street between Whitney and Church Streets. The subject block is not within a recognized historical district. The immediate context is defined by single- and two- family buildings with Edwardian era architecture. There is a significant enough concentration of this building type to define a potential historical district with a period of significance from 1900 to 1910, which would include 16 of the 22 buildings on the subject block.

---

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: The modest, one-story over garage building is an example of a mid-century, vernacular, row-house. It has a flat roof hidden behind a cross gabled front parapet and a rectangular plan. The building replaced an earlier building that was constructed on the lot. By 1955, when 176 Randall Street was constructed, the Glen Park and Noe Valley neighborhoods were mostly built out. It is a mid-century building within an early 20th Century context, as a result, the building has no relationship with the developmental history of the Glen Park neighborhood. Thus, it is not individually eligible for the California Register under the events criterion.

Based upon sales ledger research at the San Francisco Assessor's Recorder's office, none of the previous owners of the property were important to local, California, or national history.

The building is common example of mid-century vernacular architecture. It does not display a high degree of workmanship or artistic value, and it is not the work of a master. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register.

Archival research yielded no information that would indicate the property has the potential to yield information that is important to prehistory or history.

The subject property is not located within an identified historic district. Based upon a visual examination of the block, there is a significant concentration of similar building types that could represent a potential historic district to which the subject property is not a contributor. More information beyond the scope of this report is needed to determine if the district is eligible for listing on the California Register.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The building is a common example of mid-century vernacular architecture. It retains its form and massing but the original windows have been replaced by vinyl sliders with simulated muntins, and brick veneer has been added to the base. The building remains in its original location but lacks relation to its context. Based on these findings the building retains integrity of location and design but lacks integrity of association, workmanship, setting, feeling, and materials. Overall, the building has poor historic integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

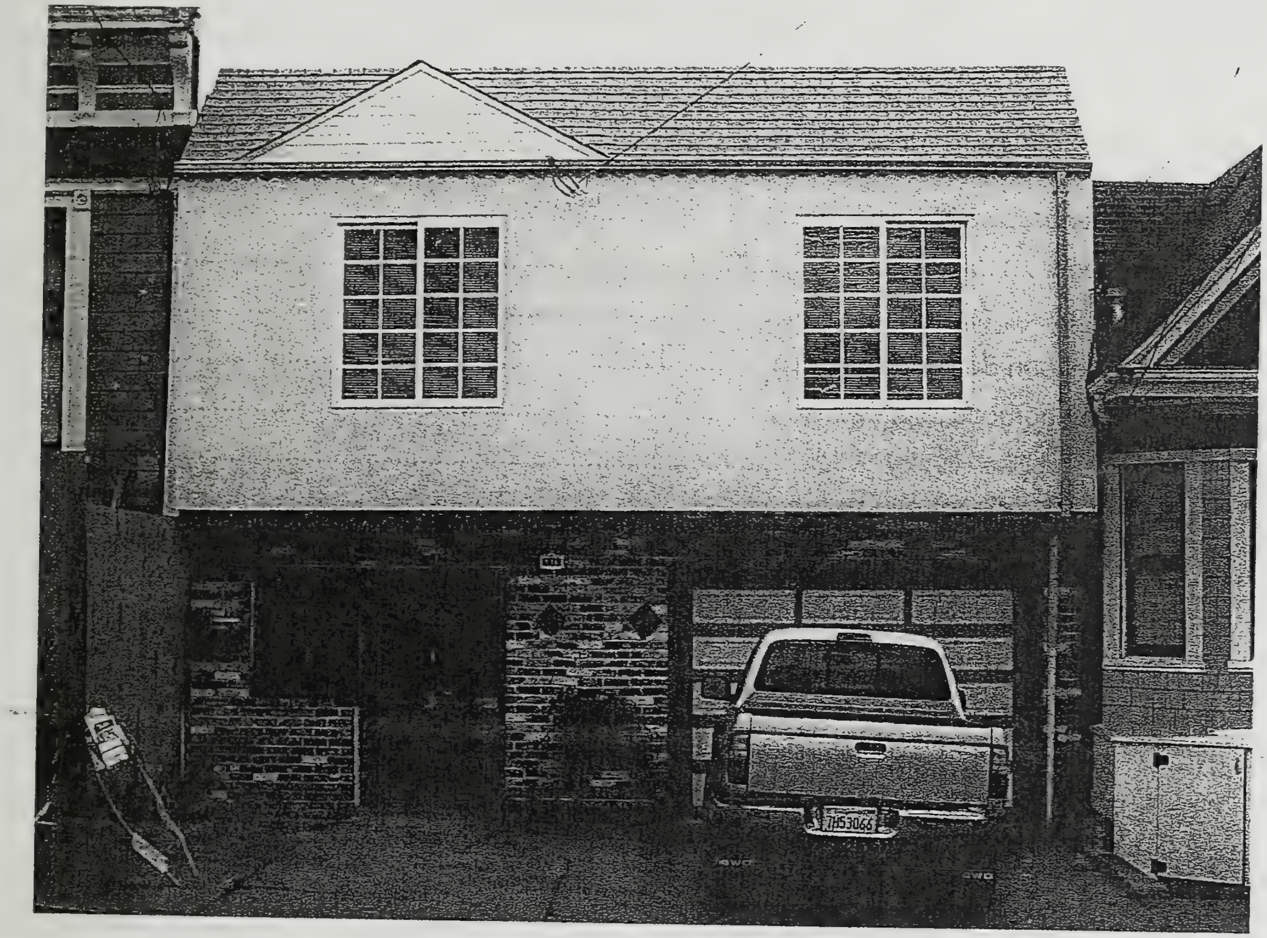
Notes: Based upon a visual examination of the block the property is within a potential historical district. The existing building is not a contributor to the potential district. The replacement building is modern in design and is compatible with the scale, materials, proportions, and massing within the potential district. The window fenestration is not compatible with the potential district where the windows are more vertically oriented. The windows should be revised to respond to the predominant window fenestration pattern within the district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-2-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Jeanie Poling / MEA Planner



176 Randall Street

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0539E**
Project Title:	**Treasure Island Buildings 7, 92, & 227**
Zoning:	Public 40-X Height and Bulk District
Block/Lot:	1939/001
Lot Size:	68,300 square feet (sq. ft.); 13,700 sq. ft.; 13,200 sq. ft. respectively
Project Sponsor	Richard Rovetti, Treasure Island Development Authority (415) 274-3365
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

SF
C58
#59
5/14/08

The subject properties are located on Treasure Island, the former site of Naval Station Treasure Island (NSTI), in the San Francisco Bay. The project sponsor proposes to demolish and remove existing Buildings 7, 92, and 227 and construct a 9,490 square-foot (sq. ft.), temporary special events tent on the site of Building 227. Building 7, which was severely damaged by fire in 2007, is located near the intersection of Avenue N and 4th Street on the southeastern side of the Island. It is approximately 68,304

[Please see next page.]

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l) and 15303(c)]

DOCUMENTS DEPT.

MAY 20 2008

SAN FRANCISCO
PUBLIC LIBRARY

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

May 14, 2008
Date

cc:	Richard Rovetti, Project Sponsor	V. Byrd, Bulletin Board and Master Decision File
	S. Middlebrook, Planning Dept.	Exclusion/Exemption File
	A. Contreras, Planning Dept.	Historic Preservation Distribution List
	Chris Daly, Board of Supervisors, District 6	

PROJECT DESCRIPTION (continued):

square feet originally constructed as part of a two building complex for the Golden Gate International Exposition (GGIE) circa 1938. There is no new construction proposed on the site of Building 7. Existing Building 92, which was also severely damaged by fire in 2007, is located on the north side of 4th Street between Avenue M and Avenue H on the southeastern side of the Island. It is approximately 13,696 square feet originally constructed as barracks in 1943. There is no new construction proposed on the site of Building 92. Existing Building 227 is located along Avenue of the Palms, near the southwestern terminus of 4th Street on the southwestern side of the Island. Building 227 is approximately 13,200 square feet originally constructed by the Navy in 1944 and previously used as restaurant and event space. The project sponsor proposes to demolish and remove the existing structure and construct a temporary, 9,490-sq.-ft., durable fabric tent secured semi-permanently by baseplate-leg-bracing posts to a new concrete pad. The proposed structure would have open sides and no permanent, structural walls. TIDA anticipates the proposed special events tent would be used approximately 2 to 3 times per week by approximately 200 attendees and would be removed as part of the proposed Redevelopment Plan for NSTI.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that because the Buildings are not associated with significant events, persons, or architecture, they are not a historic resource (see attached Historic Resource Evaluation Response memorandum). The subject properties are not listed as a resource in any survey or inventory, lack historic integrity, and are not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA.[1]

The Planning Department's evaluation found that construction of the buildings does not appear to have contributed to any greater pattern of development locally or regionally, nor are the buildings associated with any notable historical persons. In addition, major alterations to Buildings 7 and 227 have dramatically changed any original use and historical association of the subject properties. While Building 7 was originally designed and constructed as part of a structure for the GGIE by prominent local architect Timothy Pfleuger, the building has been significantly altered and no longer conveys any historical association with Pfleuger or the Exposition. Buildings 92 and 227 are standard-issue Navy buildings indistinguishable as unique examples of military architecture. Buildings 7 and 92 have been vacant for approximately 10 years and have been subject to vandalism and copper theft. As described above, both of these buildings sustained substantial damage due to fire in 2007. Building 227 has suffered irreparable damage due to decades of deterioration, deferred maintenance and vandalism. Therefore, demolition of the buildings would not result in a significant effect on any individual historic resources.

The subject properties are located on Treasure Island, formerly the site of the GGIE and NSTI. The buildings are located on the Southeastern side of the Island. The Department's HRER memorandum makes the distinction that the Navy's reuse of buildings from the GGIE discouraged the development of a coherent

---

[1] Memorandum from Sophie Middlebrook, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for Treasure Island Buildings 7, 92 & 227, May 8, 2008.

World War II historic district on the island. During its naval years, Treasure Island's structures served as transitional housing for military personnel. Although the subject buildings are associated with the naval base that was constructed during World War II, Planning Department staff has found that they are not associated with any pivotal events of that war. Each of the three buildings proposed for demolition was determined to be ineligible for inclusion in a National Register Historic District, and ineligible for inclusion as individual resources on both the National Register of Historic Places and the California Resister. Given this, it does not appear that the subject properties are a contributor to a potential historic district.

In summary, Buildings 7, 92, and 227 are not historic resources as defined by CEQA and their demolition and new construction of a temporary commercial structure would not have an adverse impact on off-site historic resources or a potential historic district as defined by CEQA. As such, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(3), or Class 1, provides an exemption from environmental review for the demolition and removal of up to three commercial buildings on sites zoned for such use in urbanized areas. The proposed project would result in the demolition of two fire-damaged, vacant office buildings and a vacant restaurant in an area zoned for such use, and would therefore be exempt from environmental review under Class 1.

The proposed construction would include a temporary, 9,490-sq.-ft., durable fabric tent attached by baseplate-leg-bracing assembly to a new concrete pad. Section 15303(c), or Class 3(c), provides an exemption from environmental review for the construction of a small commercial structure not exceeding 10,000 sq. ft. in an urbanized area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Therefore, the proposed construction of a new temporary commercial structure that is 9,490 sq. ft. on Treasure Island is exempt from environmental review under Class 3(c).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing buildings have been determined not to be historic resources under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Andrea Contreras
Project Address: **Treasure Island, Buildings 7, 92, and 227**
Block/Lot: N/A
Case No.: **2008.0539E**
Date of Review: May 8, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | Sophie.Middlebrook@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish two accessory buildings (Buildings 92 and 227) constructed in the World War II era as part of the Naval Station Treasure Island (NSTI). The proposed project also includes the demolition of a building originally constructed as one half of the "Federal Building" at the Golden Gate International Exposition. The demolition of Buildings 7 and 92 will provide additional open space to the area; a temporary special events pavilion is proposed for the lot on which Building 227 is located. The proposed new special events structure will measure approximately 9,490 square feet with posts secured semi-permanently to the ground and a sturdy fabric roof cover. The proposed new tent will have open sides and no permanent, structural walls.

PRE-EXISTING HISTORIC RATING / SURVEY

The Cultural Resource Inventory and Evaluation Investigations prepared for Yerba Buena Island and Naval Station Treasure Island, prepared in 1997, served as a comprehensive survey of all buildings and structures at NSTI. That inventory included the preparation of an historic context statement for use as a framework for evaluation of significance, as well as a record of the visual inspection of all buildings and structures on both Treasure Island and Yerba Buena Island. None of the three buildings proposed for demolition (Buildings 7, 92, and 227) were identified in the 1997 survey as eligible for the National Register of Historic Places. Each of the three buildings proposed for demolition was determined to be ineligible for inclusion in a National Register Historic District, as well as ineligible as an individual inclusion on the National Register of Historic Places.[1]

Information in the 1997 Cultural Resource Survey indicates that Building 7 was constructed in 1938-40, that Building 92 was constructed in 1943, and that Building 227 was constructed in 1944. As noted above, the subject buildings were previously surveyed and determined in each case not to be eligible for inclusion on the National Register of Historic Places. The recorded dates of construction for each structure make them "Category C" buildings for the purposes of CEQA review by the Planning Department.[2]

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[1] The full report titled "Cultural Resource Inventory and Evaluation Investigations: Yerba Buena Island and Treasure Island Naval Station, Treasure Island, San Francisco, California," (March, 1997) is available in the case materials and dockets associated with Case Number 2008.0539E. Case materials are available upon request at the San Francisco Planning Department, 1550 Mission Street, Suite 400, San Francisco, CA 94103.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject buildings are located on Treasure Island, formerly part of the Naval Station Treasure Island. Appendix 3.1.2 of the 1997 cultural resource survey describes the context and summarizes the determination that the area is not eligible as a Historic District on the National Register:

> …the Navy's use of the Golden Gate International Exposition (GGIE) buildings at Treasure Island worked against the development of a coherent historic district comprising only buildings built during the war years. The Navy elected to retain a substantial number of the exposition buildings, reusing them chiefly as barracks, the single most important function of the base. Treasure Island served as a transient housing facility for personnel assigned to the Armed Guard function. As such, the needs of the facility were chiefly for subsistence.[…]the bulk of the World War II-era buildings, within this area and elsewhere on Treasure Island, have lost integrity.[…]On balance, there does not appear to be a historic district of World War II buildings at Treasure Island, for the island as a whole or for any part of the Island.[3]

Based on an examination of previous surveys and evaluations, it does not appear that the subject buildings are individual resources for the purposes of CEQA, nor does it appear that the subject buildings are located within a potential historic district.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

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[2] Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

[3] "Cultural Resource Inventory and Evaluation Investigations: Yerba Buena Island and Treasure Island Naval Station, Treasure Island, San Francisco, California," Page 3-5.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted in the above referenced Cultural Resource Inventory, Buildings 7, 92, and 227 do not appear to be eligible for the National Register for Historic Places. In addition, it does not appear that any of the three buildings are eligible for the California Register under Criterion 1, association with events. Page 3-6 of Appendix 3 of the Cultural Resource Inventory notes, "As a general rule, ineligibility is based upon two facts: the base itself was not a key World War II-era facility for the Navy, forming the basis of the conclusion that individual buildings were not associated with important events or persons…"[4] Although the subject buildings are associated with the Navy, and its base that was constructed during the Second World War, it does not appear that the structures are directly associated with the events of World War II. The Treasure Island Naval Base was not a pivotal base for the Navy, and the buildings are not directly associated with the events of World War II.

Building 7 was originally designed and constructed as the south portion of the "Federal Building" at the Golden Gate International Exposition; however, the building has been significantly altered since its original construction, and no longer conveys association with the Exposition.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

No persons of known historical significance appear to have been associated with the subject building.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

Buildings 92 and 227 appear to be standard-issue Navy buildings constructed as temporary, utilitarian structures, and are not distinguished as unique or distinctive examples of military architecture. Building 227, constructed in 1944, was intended as an officers' mess hall. The Cultural Resource Inventory notes that Building 227 has been heavily modified. Building 92 was originally constructed as a barracks for enlisted personnel with health problems. Barracks were the most common building type at the Treasure Island Naval Base, and were typical in style and method of construction of barracks built throughout the United States.

Building 7 was designed by Timothy Pfleuger, a renowned San Francisco-based architect who was also a committee member of the Golden Gate International Exposition's design and planning team.[5] According to information included in the DPR 523A form, included in Appendix A of the Cultural Resource Inventory, Building 7 was originally part of a two-building complex. Each building was an identical U-shaped structure, with a sculptural element occupying the space between the two buildings. When the Navy took over the site, Building 8 (the north half of the two-building complex) was first used as a galley, and then demolished in 1961. Building 7 was adaptively re-used as a training center. Alterations to Building 7 included demolishing the west wing and reconfiguring the

---

[4] Ibid, page 3-6.

[5] Ibid, Appendix 2: DPR 523A form for Building 7, Pages 1-4.

U-shaped building into an L-shaped building, re-cladding the structure, and replacing and reconfiguring doors and windows. Building 7 no longer appears to retain sufficient integrity to convey its association with the master architect Timothy Pfleuger or to the Golden Gate International Exposition.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject buildings are likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes:

As noted above, Buildings 92 and 227 do not appear to be significant under any of the criteria for listing on the California Register of Historical Places.

Building 7, although constructed by a master architect, Timothy Pfleuger, and in association with the Golden Gate International Exposition, does not appear to retain sufficient integrity to convey its historic significance associated with events and architecture. The DPR 523A form concludes:

> What remains of the Federal Building, then, is approximately one-third of the original footprint, or about 2/3 of the southern half of the building. The appearance of this remnant is that of the 1942 remodel, coupled with many subsequent modifications. In summary, very little remains of the 1938 Federal Building, and what remains has been so extensively modified as to bear no resemblance to its appearance at the time of the Golden Gate International Exposition. Thus, the building can be seen as retaining no integrity to its original appearance.[6]

Building 7 does not appear to retain sufficient integrity to convey historic significance.

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[6] Ibid, Page 2 of 4.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject buildings are historic resources for the purposes of CEQA, nor does it appear that they are located within a potential historic district. It does not appear that the proposed project will have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-13-08

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\Treasure Island Buildings 7, 92, 227.doc

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # ______
HRI # ______
Trinomial ______
NRHP Status Code ______
Other Listings ______
Review Code ______ Reviewer ______ Date ______

Page 1 of 4 *Resource Name or #: (Assigned by recorder) Building 7

P1. Other Identifier: Federal Building (South Hall)

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Francisco
and P2c, P2e, and P2b or P2d. (Attach Location Map as necessary.)

*b. USGS 7.5' Quad Oakland West Date 1980 T__; R__ : __ ¼ of __ ¼ of Sec __; __ B.M.

c. Address Naval Station Treasure Island City San Francisco Zip 94592-5100

d. UTM: (Give more than one for large and/or linear resources) Zone: ______; ______mE/ ______mN

*e. Other Locational Data: (E.g., parcel #, directions to resource, elevation, etc., as appropriate.)

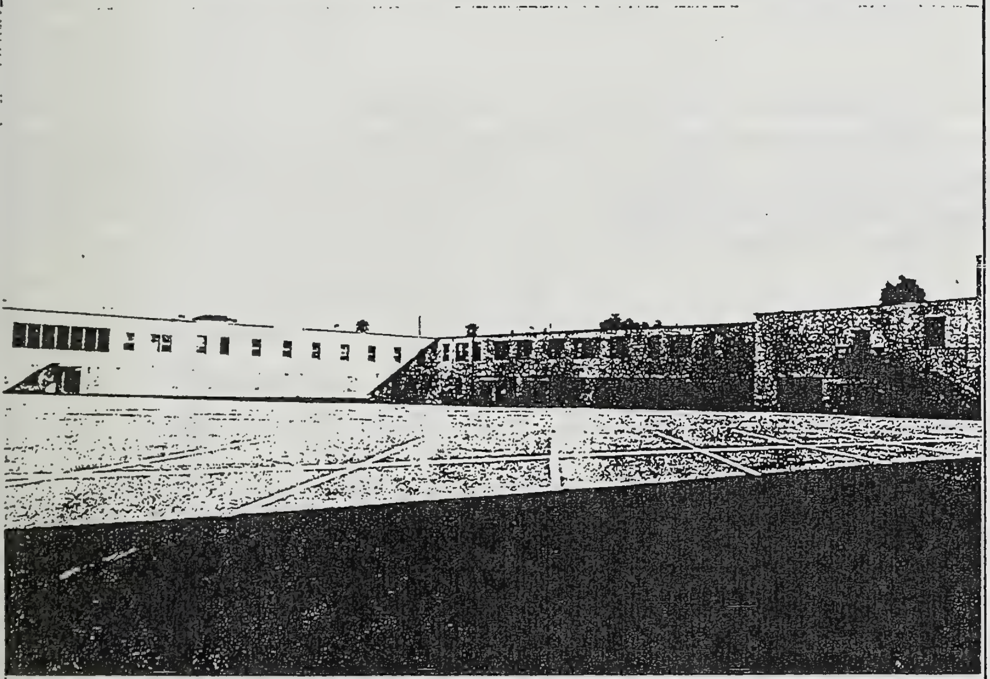
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Building 7 is a woodframe, two-story, L-shaped building with a flat roof. The building includes a variety of windows on the six elevations. The dominant window style is one-over-one double-hung aluminum sash, although a variety of double-hung wooden sash and fixed sash in wooden and aluminum frames are present as well. (See continuation sheet.)

*P3b. Resource Attributes: (See attributes and codes) HP34 Military Property; HP39 Other

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Inside of "L" wings, camera facing southeast.

*P6. Date Constructed / Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1938

*P7. Owner and Address:
Naval Station
Treasure Island
San Francisco, CA 94130

*P8. Recorded by: (Name, affiliation, and address)
Stephen D. Mikesell
JRP Historical Consulting
1477 Drew Ave., Suite 105
Davis, CA 95616

*P9. Date Recorded: 1/15/97

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite Survey report and other sources, or enter "none.") Historical Study of Yerba Buena Island, Treasure Island, and Their Buildings *Attachments: ☐ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record0☐ Artifact Record ☐ Photograph Record ☐ Other (List) ______

*Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

Page 2 of 4

*NRPH Status Code
*Resource Name or # (Assigned by recorder) Building 7

B1. Historic Name: Federal Building (South Hall)
B2. Common Name: Naval Reserve Center
B3. Original Use: Federal Building B4. Present Use: Naval Reserve Center
*B5. Architectural Style: Moderne
*B6. Construction History: (Construction date, alterations, and date of alternations.)

Built 1938. 1938-1940 -- Federal Building (South Hall). 1940-1952 -- Various military schools. 1952-1994 -- Director of Training Facilities (NRTF), Mar. Dist. HQ, NIS, USO, CCPO. 1994-present -- Director of Training Facilities (NRTF), Mar. Dist. HQ, NIS, USO, CCPO, Naval Reserve Center. Building 7 was built as one-half of the "Federal Building" at the Golden Gate International Exhibition. During World War II and later, the other half of the Federal Building was demolished, as was one-third of this building. Further, all windows and doors on the building date to World War II or later, most much later.

B7. Moved? ☒No ☐Yes ☐Unknown Date: ________ Original Location:
*B8. Related Features:

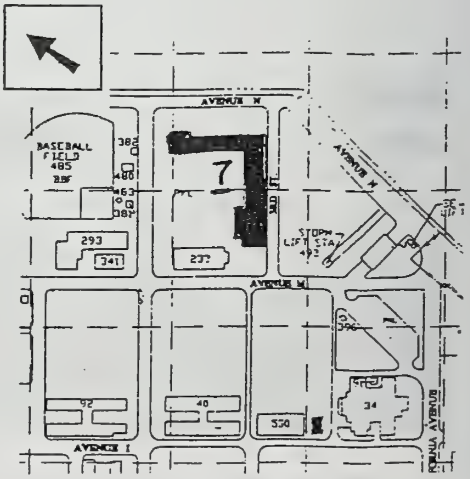
B9a. Architect: Timothy Pfleuger B9b. Builder: Bureau of Yards and Docks
*B10. Significance: Theme Golden Gate International Exposition Area San Francisco
Period of Significance 1938-1947 Property Type Building Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building 7 is of historical note because it is the sole remaining exhibits building from the Golden Gate International Exposition. The overall GGIE site plan and architectural program was developed by a committee of prominent San Francisco-based architects. The committee included George Kelham, Arthur Brown, Jr., Lewis Hobart, William Merchant, Timothy Pfleuger, Ernest Weihe, and W.P. Day. Individual exhibit buildings were designed by a variety of architects, including the members of the committee and many others. Building 7 was built as the Federal Building, designed to include exhibits of the United States and the various states that did not commission separate buildings. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes): HP34 Military Property

*B12. References: Historical Study of Yerba Buena Island, Treasure Island, and Their Buildings, prepared by Mare Island Naval Shipyard Base Realignment and Closure (BRAC)

(Sketch Map with north arrow required.)



B13. Remarks:

*B14. Evaluator: Stephen D. Mikesell
*Date of Evaluation: January 1997

(This space reserved for official comments.)

*Required Informatio

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # ______
HRI# ______

Page 3 of 4

*NRPH Status Code ______
*Resource Name or # (Assigned by recorder) Building 7

DESCRIPTION (continued)

This building retains a very low degree of integrity to its original appearance. It was built as one-half of the "Federal Building" at the Golden Gate International Exhibition. During World War II and later, the other half of the Federal Building was demolished, as was one-third of this building. Further, all windows and doors on the building date to World War II or later, most much later.

SIGNIFICANCE

The building was designed by committee member Timothy Pfleuger and adorned with exterior murals by Herman Voltz.[1]

The original appearance of the building is shown in **Photograph 2**. It was originally two separate but identical buildings, as shown in that photograph. Each building was U-shaped, creating two courtyards, i.e., the interior of each "U." A tall sculptural element, comprising 48 104 foot columns (one for each state), occupied the area between the two buildings. Architectural historian, Michael Crowe, has described the Federal Building as the lone Bauhaus-influenced building in a predominantly Art Deco exposition.[2]

When the Navy took over Treasure Island, the Federal Building was assigned two building numbers: Building 7 for the south half and Building 8 for the north half. Building 8 was used as a galley; that building (the north half of the Federal Building) was demolished in 1961. Building 7 was used for training. The manner in which it was adapted, however, points to the difficulty the Navy encountered in re-use of the temporary exhibits buildings. The building was stripped of its west wing, making the U-shaped building into an L-shaped building. The element removed is the part of the building shown in Photograph 2. The building was reinforced, resurfaced, windows and doors installed, and other modifications made.

What remains of the Federal Building, then, is approximately one-third of the original footprint, or about 2/3 of the southern half of the building. The appearance of this remnant is that of the 1942 remodel, coupled with many subsequent modifications. In summary, very little remains of the 1938 Federal Building, and what remains has been so extensively modified as to bear no resemblance to its appearance at the time of the Golden Gate International Exposition. Thus, the building can be seen as retaining no integrity to its original appearance. For that reason, it does not meet the criteria for listing in the National Register.

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[1] Patricia Carpenter and Paul Torah. *The San Francisco Fair: Treasure Island 1939-1940*. San Francisco: Scottwall Associates. 1989.

[2] Carpenter and Torah, 1989, p. 109.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # __________
HRI# __________

Page 4 of 4

*NRPH Status Code __________

*Resource Name or # (Assigned by recorder) Building 7

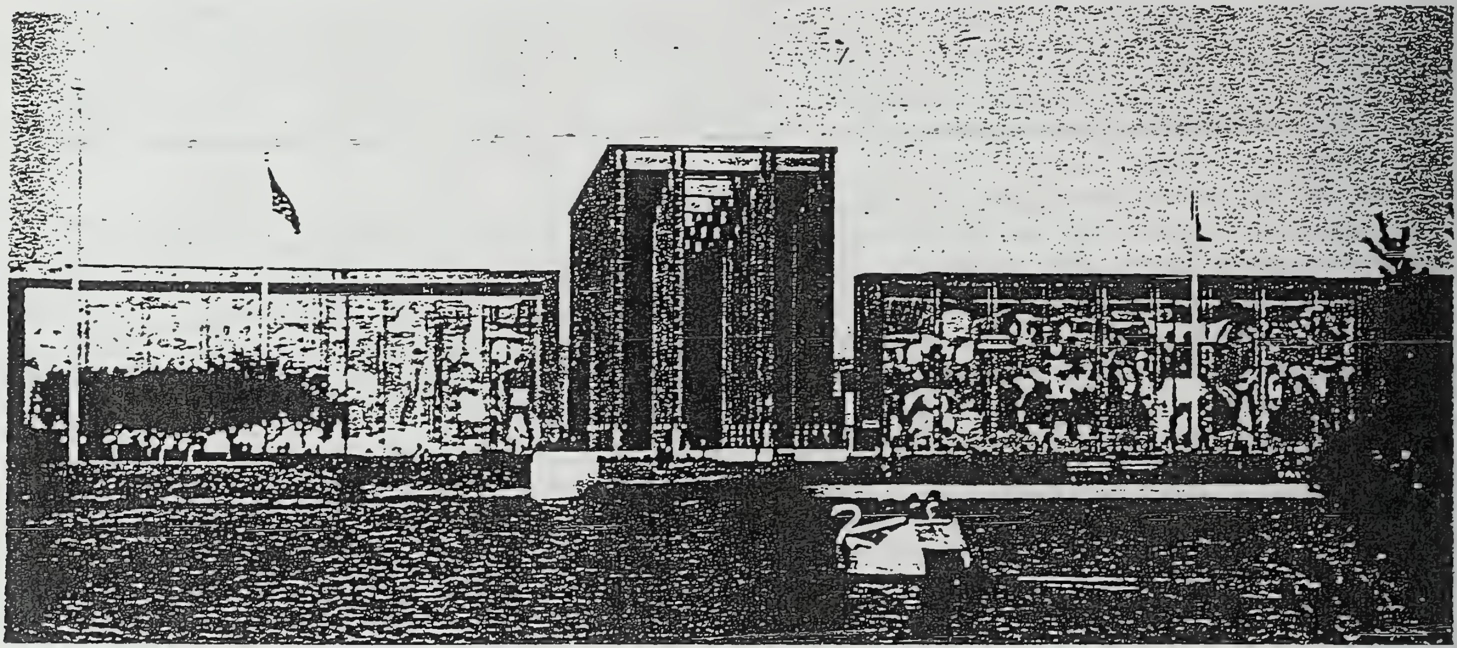
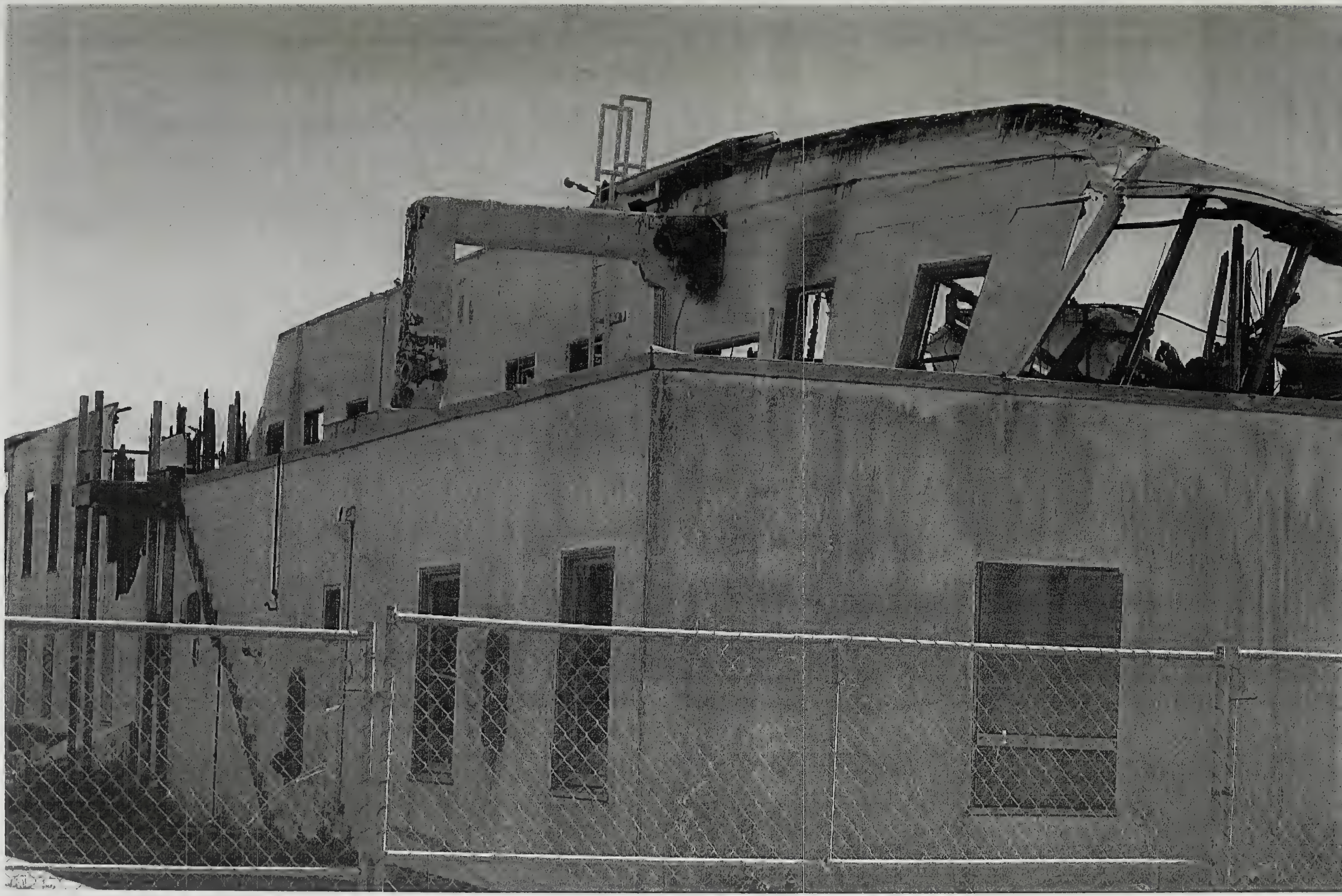


Photo 2. Original appearance of Building 7.

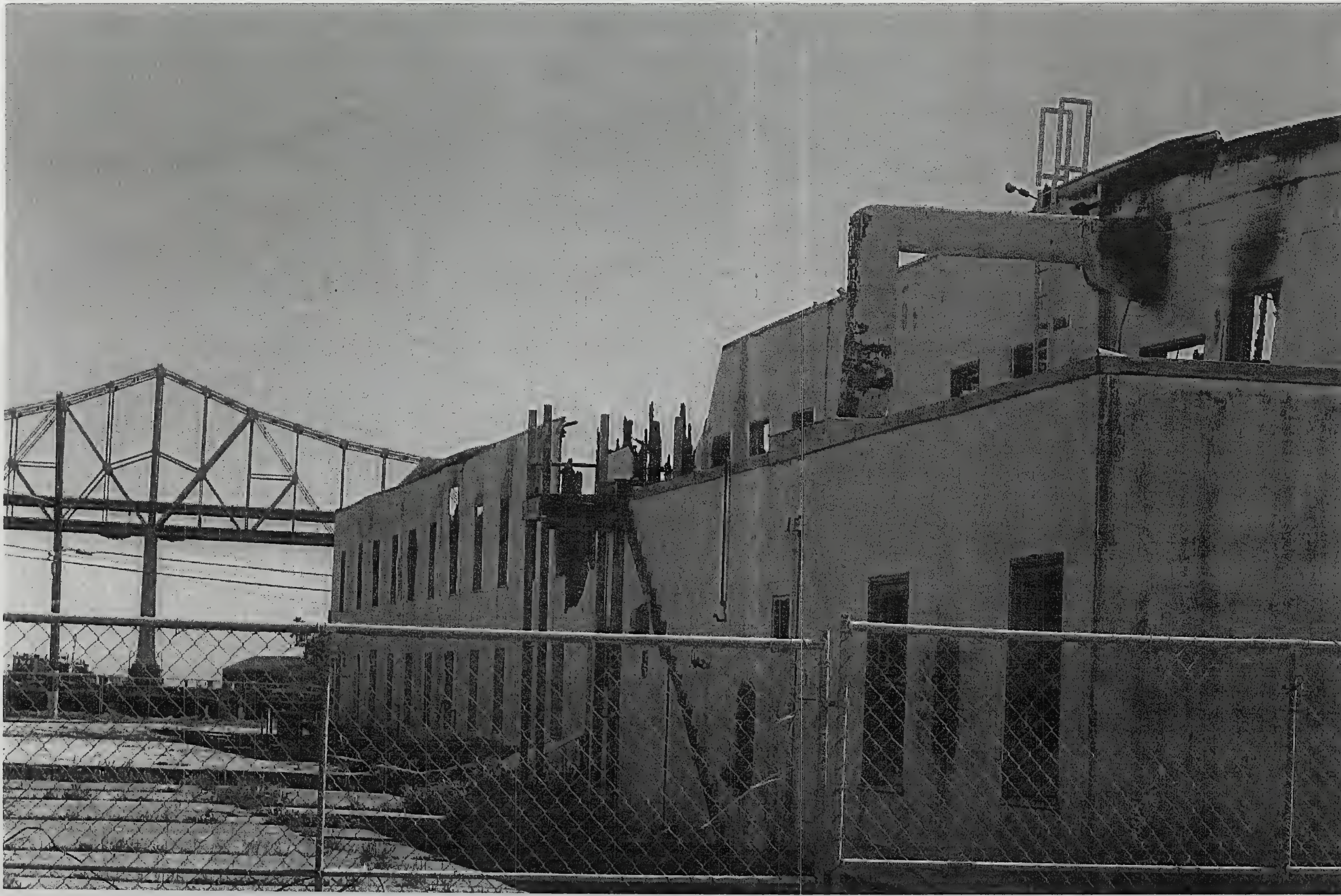
7

Treasure Island Building 7 Eastern Façade   Case No. 2008.0539E



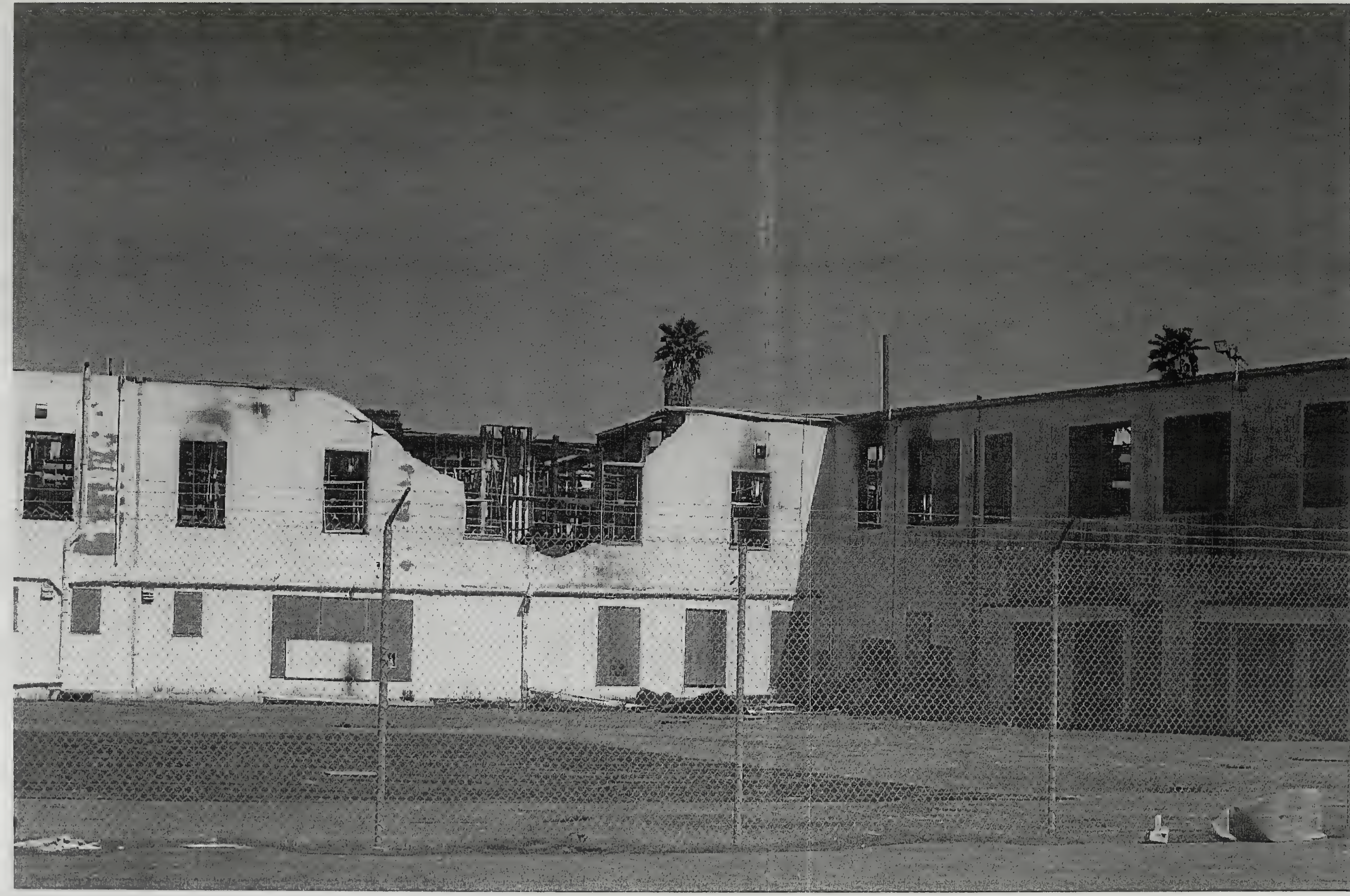
7

Treasure Island Building 7 Northeastern Façade Case No. 2008.0539E

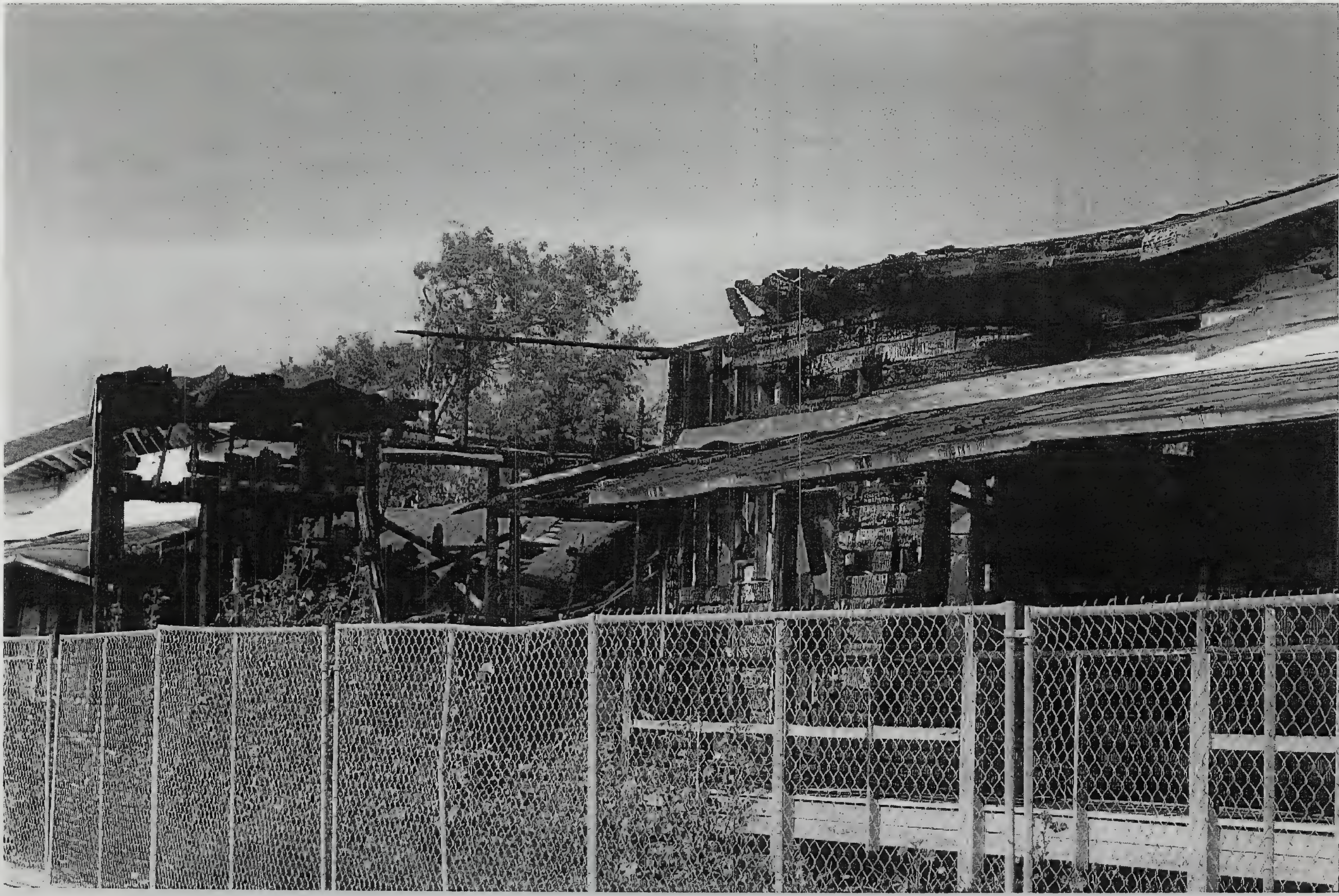


7

Treasure Island Building 7 Western Façade

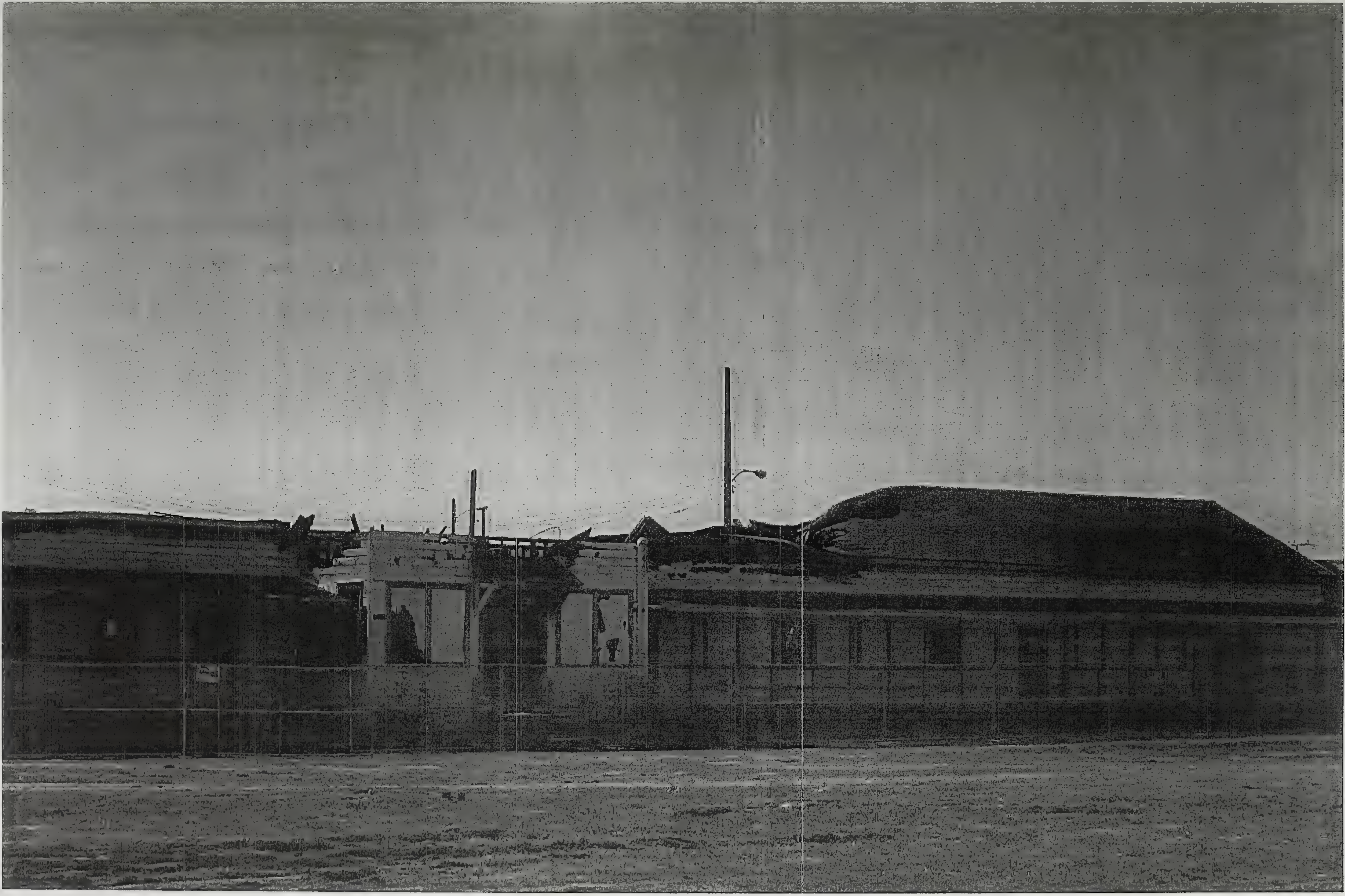


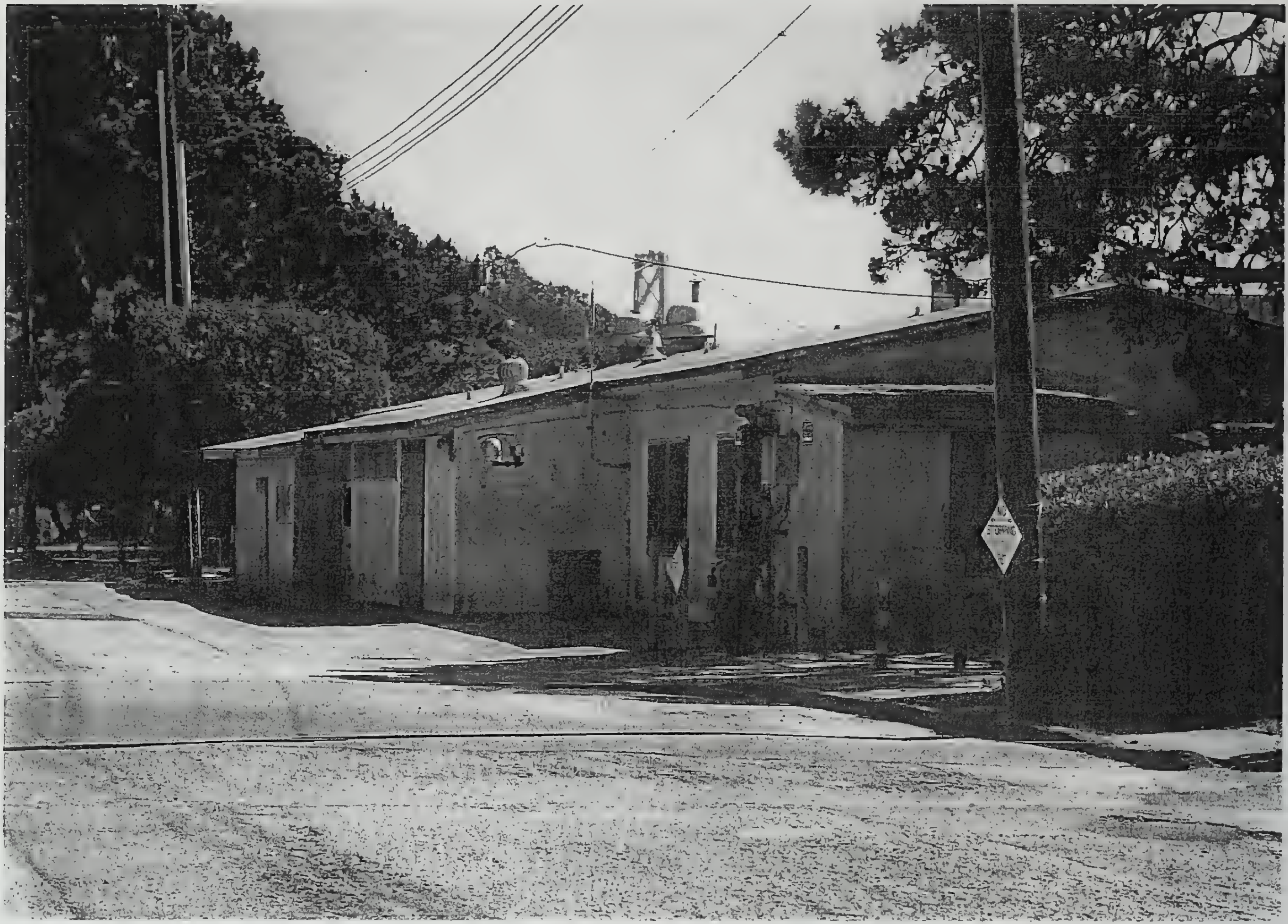
Treasure Island Building 92 Western Façade Case No. 2008.0539E



92

Treasure Island Building 92 Southwestern Façade Case No. 2008.0539E





Treasure Island Building 227 Northern Façade Case No. 2008.0539E

SAN FRANCISCO
PLANNING DEPARTMENT

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San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2006.0864E**
Project Address: **2245 Geneva Avenue**
Zoning: NC-1 (Neighborhood Commercial Cluster) District
40-X Height and Bulk District
Block/Lot: Block 6322; Lots 008H, 008I, 008J
Lot Size: 2,484; 2,484, and 2,484 square feet
Project Sponsor Abraham Zavala – 650 553-4031, representing
Spencer Thomas
Staff Contact: Jeremy D. Battis – 415 575-9022
jeremy.battis@sfgov.org

SF
78
79
5/22/08

PROJECT DESCRIPTION:

The proposed project involves the construction of 3 three-unit buildings on three lots, resulting in a total of nine dwelling units with a combined 13,500 square feet (sq ft) of residential space and no off-street parking spaces. Each new 4,500-sq ft building would be three stories and 30 feet in height. Lot 008H, the corner parcel at the intersection of Geneva Avenue and Pasadena Street, has an existing one-story 1,975-sq ft masonry building constructed in 1949 that would be demolished. The other two project lots to the west are vacant parcels fronting on Geneva Avenue. The combined 7,452-sq ft project site, within the block bounded by Geneva Avenue to the south, Santos Street to the west, Velasco Avenue to the north, and Pasadena Street to the east, is located in the Visitacion Valley neighborhood. The proposed project would require a variance from the off-street parking requirement.

DOCUMENTS DEPT.

MAY 29 2008

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EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

May 22, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc:
Abraham Zavala, Project Sponsor
E. Oropeza, Planning Dept.
Historic Distribution List
Exemption/Exclusion File
Bulletin Board
M.D.F.

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building on the site does not constitute a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).[1] In making the determination, the Planning Department cited accompanying supplemental architectural information furnished by the project applicant, which "does not yield any evidence that would qualify the structure as eligible for the California Register."[2] "The building possesses no significant architectural or historic characteristics defined under the Criteria of Significance;" the HRER continues, and "stylistically the building is vernacular and is absent of distinctive characteristics of a type, period, method of construction, or high artistic value."[3] Also weighing on the determination was the finding that of seven integrity-rating criteria, the structure retains only its location; the building lacks integrity of design, materials, and workmanship. Because the existing building is not a historic resource, its demolition would not result in a significant impact to a historic resource.

CEQA State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The project site is within an NC-1 (Neighborhood Commercial Cluster) zoning district, within which the proposed residential use is permitted as a principal use at all floors. At a proposed 30 feet in height, the proposed buildings would comply with the 40-X Height and Bulk District.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site, consisting of three contiguous lots on the northern side of Geneva Avenue has a combined southern property line frontage of 75 feet and a total northern (rear) property line frontage of 75 feet. The subject block is bounded by Geneva Avenue to the south, Santos Street to the west, Velasco Avenue to the north, and Pasadena Street to the east. Located in the Visitacion Valley neighborhood, the area is a developed district of San Francisco consisting of urban mixed-use development. Thus, the proposed project would be characterized as in conformance with existing uses and the character of the neighborhood. The project site size is 7,452 sq ft or 0.17 acre, well under the five-acre limit.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The project site as it exists, and spanning three parcels, is covered entirely by pavement or an existing building. There is no substantial vegetation on the site. Thus, the site has no value as habitat for rare, threatened, or endangered species.

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[1] Memorandum from Ben Fu, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. March 19, 2008. This document is available for review by appointment at 1650 Mission Street, San Francisco, Calif., as part of Case File No. 2006.0864E.

[2] Ibid.

[3] Ibid.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

With nine new dwelling units, the proposed project using a conservative, worst case estimate, would result in an additional 18 p.m. peak-hour vehicle trips, a quantity that would not significantly impact the surrounding traffic grid and would be expected to have little to no effect on the neighborhood's street parking supply.

This incremental rise in auto trips would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions.

Parking

The proposed 3 three-unit residential buildings would contain no off-street parking spaces. Section 151 of the Planning Code requires one off-street parking space per dwelling unit. The proposed project, with nine dwelling units, would therefore require a variance from the Planning Code's residential parking requirements. The parking demand generated by the proposed project has been estimated at 18 parking spaces, resulting in a daily parking deficit of 18 parking spaces.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not result in a discernable increase in the ambient noise level in the project vicinity.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed facility would be serviced by the City's combined sewer system. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on April 1, 2008 to owners and occupants within a 300-foot radius and to potentially interested parties. One letter was received expressing concern about the project's perceived contribution to an existing on-street parking shortage. The respondent also expressed concern about the building's height and possible loss of private views. The parking issue has been addressed above in the parking section. While considered undesirable by the affected individuals, the obstruction or loss of private views within the dense urban context of San Francisco is not considered to be a significant environmental effect.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **2245 Geneva Avenue**
Block/Lot: 6322/008H, I, & J
Case No.: **2006.0864E**
Date of Review: March 19, 2008
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes the demolition of existing one-story commercial building and the construction of three new buildings, each containing three dwellings.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject properties have not been previously identified in any known survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the northwest corner of Pasadena Street and Geneva Avenue in the NC-1 (Neighborhood Commercial Cluster) district. Portions of the street frontages at Geneva Avenue cross into the San Mateo County line and fall within the jurisdiction of the City of Daly City. The surrounding properties are mostly two-story single-family dwellings constructed in the late 50's and early 60's.

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1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☒ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: While the subject property is older than 50 years of age, information provided by AZ Design and Engineering does not yield any evidence that would qualify the structure as eligible for the California Register. The building possesses no significant architectural or historic characteristics defined under the Criteria of Significance. The building is not located in any known historic district. According to the original building permit, the subject property was constructed in 1949 as a commercial space, likely occupied by a restaurant based on the proposed kitchen and hood flues. Stylistically the building is vernacular and is absent of distinctive characteristics of a type, period, method of construction, or high artistic value.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: As the subject property does not meet the criteria to identify it as eligible for the California Register, a thorough evaluation of the buildings integrity was not conducted. However, the subject building appears to have been subject to a number of alterations since its initial construction.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*　☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

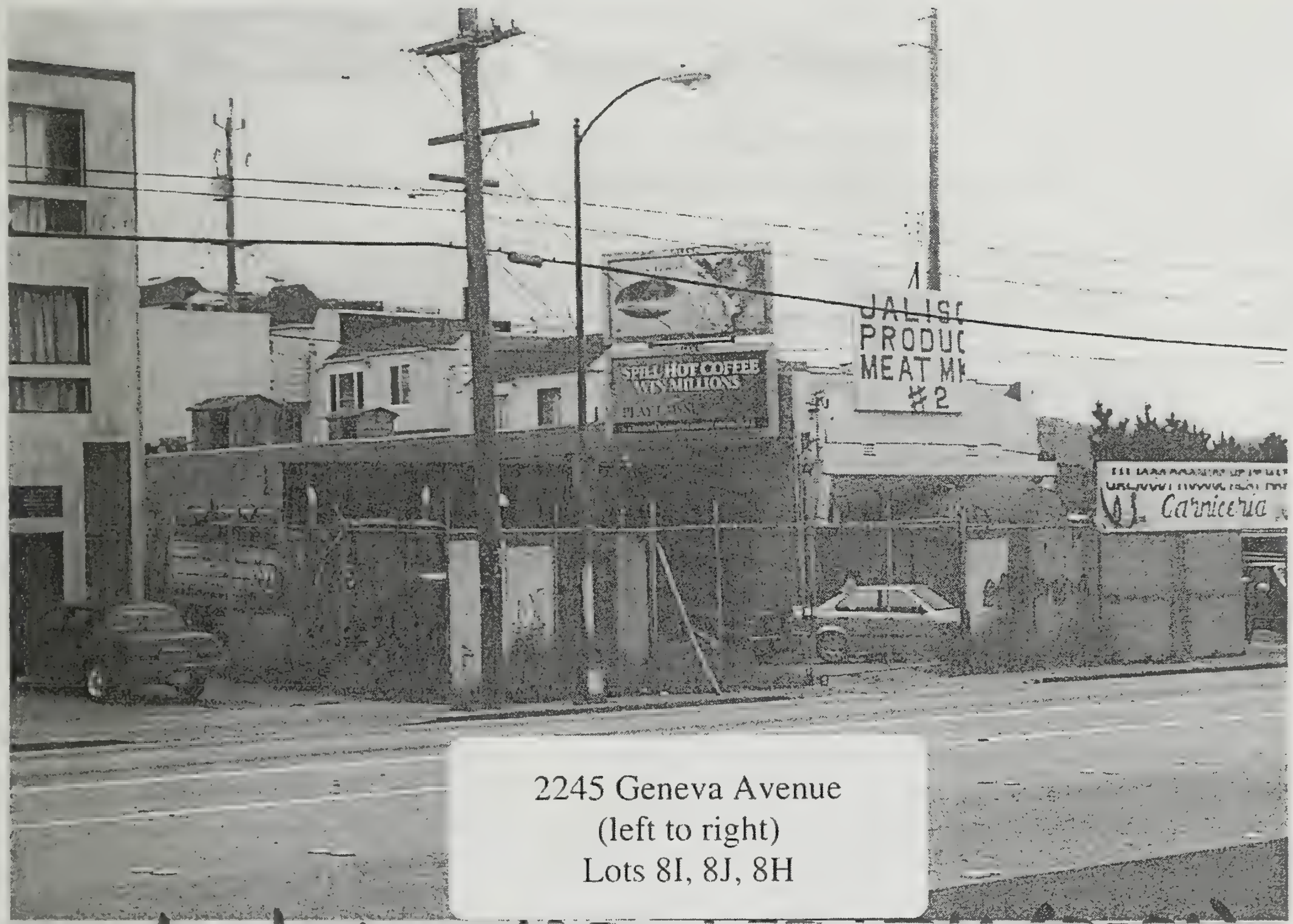
Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 3-20-08
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

BF: G:\DOCUMENTS\Historic\HRE_not a resource\Geneva_2245_20060864E.doc


JALISC
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MEAT MK
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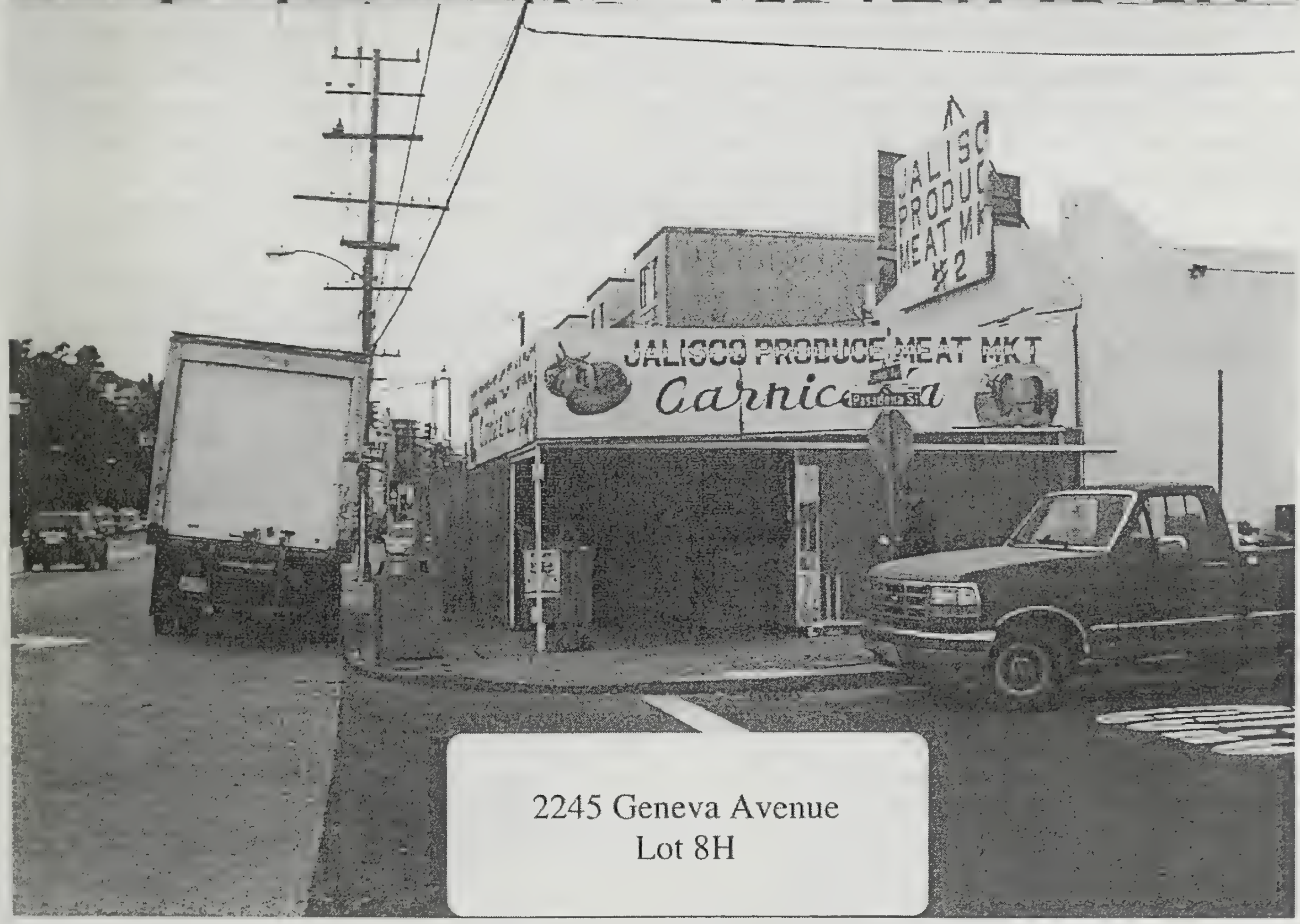
SPILL HOT COFFEE
WIN MILLIONS
Carniceria

2245 Geneva Avenue
(left to right)
Lots 8I, 8J, 8H


JALISC
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#2
JALISCO PRODUCE MEAT MKT
Carniceria

2245 Geneva Avenue
Lot 8H

2004 PHOTO

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.0081E**
Project Title:	**129-137 Girard Street**
Zoning:	RH-2 (Residential, House – Two Family) District 40-X Height and Bulk District
Block/Lot:	0236/026 and 025
Lot Size:	6,000 and 3,360 square feet
Project Sponsor	Tommy Lee – 415-218-6776
Staff Contact:	Jeremy D. Battis – 415-575-9022 jeremy.battis@sfgov.org

SF
C55
559
5/22/08

PROJECT DESCRIPTION:

The proposed project is the demolition of two single-family homes on two adjacent parcels and construction of a 36-bed residential care facility and a two-family dwelling. The project site, on the east side of Girard Street, consists of the 6,000 square foot (sq ft) Lot 026 at 129 Girard Street, and the adjacent 3,360-sq ft Lot 025 at 137 Girard Street. The existing two-story 1,875-sq ft single-family dwelling at 129 Girard Street was constructed circa 1910 and has no off-street parking. The proposed project would demolish the existing building and construct a new 36-bed, 32-foot high, three-story, 8,685-sq ft residential care facility with off-street basement parking for five cars. The existing one-story over garage, 1,875-sq ft single-family dwelling at 137 Girard Street was constructed circa 1910 and has off-street parking for one car. An existing rear yard structure at 137 Girard would remain and would be converted from residential to storage use. The proposed project would demolish the existing building and construct a new 38½-foot high, two-story plus attic over garage, 4,266-sq ft two-family dwelling with off-street parking for two cars. The project site is within the block bounded by Girard Street to the west, Silliman Street to the north, San Bruno Avenue to the east, and Felton Street to the south in the Excelsior neighborhood. The project would require a conditional use authorization for a residential care facility with seven or more persons in a residential zone, demolition of the existing residential structures, and an exception to a required 5-foot front yard setback at 129 Girard.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

DOCUMENTS DEPT

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

May 22, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc:
Tommy Lee, Project Sponsor
E. Jackson Planning Dept.
Distribution List

Exemption/Exclusion FileF
Bulletin Board / M.D.F.
Historic Distribution List

REMARKS (continued):

CEQA State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The project site is within an RH-2 (Residential, House – Two Family) district, within which the proposed residential care facility, an institutional use, is permitted as a conditional use if authorized by the Planning Commission. At a proposed 32 feet in height, the proposed residential care facility would comply with the 40-X height and bulk district. Also, the proposed two-unit dwelling would comply with Planning Code requirements. Similarly, the existing rear yard structure at 137 Girard which would remain and would be converted from residential to storage use, would be in compliance with Planning Code requirements.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site, on the east side of Girard Street between Silliman Street and San Bruno Avenue, consists of the 6,000-sq ft parcel at 129 Girard Street, and the adjacent 3,360-sq ft parcel at 137 Girard Street. The project site is within a developed area of San Francisco consisting of small blocks, multi-family dwellings, and a mix of uses. Thus, the project site is fully surrounded by similar dense urban development and uses and, at a combined 9,360 sq ft, is well under the five-acre limit.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

The project site as it exists serves as the location of two single-family homes and a rear yard residential unit at 137 Girard. There are no trees on the site that would be impacted. There also is no substantial vegetation on the site. Moreover, the site is located within a dense urban environment. Thus, the site has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The proposed project would result in an increased area population of approximately 48 persons (two four-person families and 36 occupants at the residential care facility). However, as the occupants of the residential care facility would be infirm and not licensed to drive, this increase in population does not indicate that there would be a substantial increase in automobile traffic as a result of the proposed project. The project applicant estimates that the facility would have as many as 12 staff working at the facility at any one time. Approximately half the staff would come and go as shifts change, resulting in as many as six arrivals and departures at any one time. Thus an additional six p.m.-peak hour trips would be generated by the facility, along with approximately four p.m.-peak hour trips associated with the two-unit dwelling, some of which would be made by private auto. This incremental rise in auto trips would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not result in any significant traffic effects.

Parking

The proposed project would be required to have six off-street parking spaces and seven are proposed. The residential care facility, with a permanent residential population of 36 persons, would require four off-street parking spaces, or one space per ten residents. With five proposed parking spaces, the facility would meet the Planning Code's off-street parking requirement for this use. The two-unit dwelling would be required to provide two off-street parking spaces, or one for each unit. Two spaces are proposed. The proposed project would therefore satisfy off-street parking requirements. A worst-case estimate of the project's parking demand shows a daily demand for 20 parking spaces (two four-person families plus twelve employees of the residential care facility), resulting in an estimated daily parking deficit of 13 parking spaces. The immediate area has available limited on-street metered and residential permit parking, typically with a time limit of two hours or less. Therefore, the project would not result in a significant effect on on-street parking conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise

The proposed project involves a 36-bed residential care facility and a two-family dwelling. During weekend and holiday visiting hours, some additional noise from family visitations would result from outside voice conversations and a minor increase in traffic. As mentioned above, staff trips to and from the facility would also result in an incremental rise in traffic and some resulting minor additional noise. Therefore, some additional operational and vehicle trip noise would be generated, but would not substantially exceed those levels generally accepted in urban areas. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not result in a discernable increase in the ambient noise levels in the project vicinity.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

The proposed project includes sensitive land uses, including residential use and an elder care facility, in an area that may experience elevated levels of roadway-related air pollution. The Department of Public Health (DPH) has identified that a potential public health hazard for sensitive land uses exists when a proposed project is located within a 500 foot radius of any boundary of a project site that experiences 100,000 vehicles per day or more. Therefore, the Department referred the project application to DPH for further analysis on ambient air quality surrounding the project site. DPH, in an air quality modeling summary for pollutant particulate matter, confirmed that the project site would not exceed those levels considered unhealthy (>0.2 ugs/m3).[1] Therefore, the project site's proximity to Highway 101 would not present a health risk for project residents.

Water Quality

The proposed project would not generate substantial increases in wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed project would be serviced by the City's combined sewer system. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively.

Cultural Resources

In its evaluation of the proposed project, the Planning Department considered whether the proposed project would result in an impact to historic resources, either individually or as contributors to existing or potential historic districts. The existing building located at 129 Girard Street, a 1,875-sq ft, two-story single-family dwelling constructed circa 1910, features a gabled roof, wood frame construction, and a façade of wood cladding. The existing building located at 137 Girard Street is also a 1,875-sq ft, one-story over garage single-family dwelling constructed circa 1910, with a gabled roof, and of wood-frame construction and stucco façade.

The Planning Department determined that the existing buildings proposed for demolition, "modest gable roof residential structures" not eligible for the California Register, are not historic resources as defined by CEQA.[2] And although the immediate surrounding area features several well-intact Queen Anne cottages and a number of mid-century residential buildings, "the area lacks the visual continuity and integrity that would identify the subject properties as contributors to a potential historic district."[3]

Because the existing buildings would not be considered historic resources as defined by CEQA, their demolition would not result in an environmental effect and the project may be deemed exempt from environmental review if other criteria are satisfied. As described above, the project meets the CEQA criteria for exemption from environmental review under Class 32.

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[1] DPH Modeling Summary Pollutant: Particulate for Project at 129 Girard by Thomas Rivard, DPH, April 10, 2008. This document is available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, Calif. 94103 as part of Case File No. 2007.0081E.

[2] Memorandum from Tim Frye, Preservation Technical Specialist to Jeremy Battis, Historic Resource Evaluation Response for 129-137 Girard Street, March 27, 2007. This document is available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, Calif. 94103 as part of Case File No. 2007.0081E.

[3] Ibid.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on May 18, 2007 to addresses within a 300-foot radius of the project site and to potentially interested parties. Three responses were received in response to the notification and an additional 12 respondents asked to be kept informed. The three comments expressed concerns over the scarcity of on-street parking and one also mentioned existing heavy traffic in the area. Since the time of the notice, the project has been revised to include an additional five off-street parking spaces. The project as currently proposed would satisfy the requirements of the Planning Code and would not require a variance for off-street parking. The traffic issue has been addressed above within the transportation section.

Conclusion

As discussed above, the proposed project would have no significant environmental effects related to traffic, noise, air quality, water quality, biological resources, and utilities/public services, as well as land use, parking, and cultural resources.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not involve any historic resource and therefore would not result in a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project is properly defined as an infill development that would meet the criteria set forth in CEQA Guidelines Section 15332. For all the above reasons, the proposed project would be appropriately exempt from environmental review under Class 32.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER **(415) 558-6378**	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **129-137 Girard Street**
Block 5925 Lot: 025/026
Case No.: 2007.0081E
Date of Review: 03/27/07

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Anny Su
Company: Cary & Co.,,Inc.
Address: 460 Bush St. SF 94108
Phone: 415-773-0773
Email:

Owner
Contact: Yin Kwan Tam
Address: 259 Broad St. SF 94112
Phone: 415-282-9748
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the two existing structures at the site and construct a new residential structure with two units and two off-street parking spaces on one lot and a residential board and care facility on the adjacent lot.

Pre-Existing Historic Rating / Survey
The subject building has not been included in any previous historic survey.

Historic District / Neighborhood Context
The subject properties are modest gable roof residential structures, constructed between 1908 and 1910. The immediate surroundings include detached single-family homes and small flats designed in a wide variety of styles and constructed during the first half of the 20th-century.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The subject properties do not posses any of the characteristics that would identify them as eligible for the California Register. There are several well-intact Queen Anne cottages along the immediate block as well as a number of mid-century residential buildings; however, the area lacks the visual continuity and integrity that would identify the subject properties as contributors to a potential historic district. In addition, based on the supplied information, the subject properties are not associated with any significant event or persons that would identify them as eligible for the California Register.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: *Based on a staff site visit and the supplied information, the properties appear to have been subjected to alterations, however, they still maintains their overall scale, form, footprint as well as some modest exterior trim, window surrounds and millwork. The surrounding immediate area has experienced substantial changes and contains a wide variety of residential building types commonly seen throughout San Francisco. The subject properties and the adjacent neighborhood lack the visual continuity, materials, setting, feeling, and association to be eligible as a potential historic district.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☐ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes:

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 3·27-07
Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd, Historic Resource Impact Review File

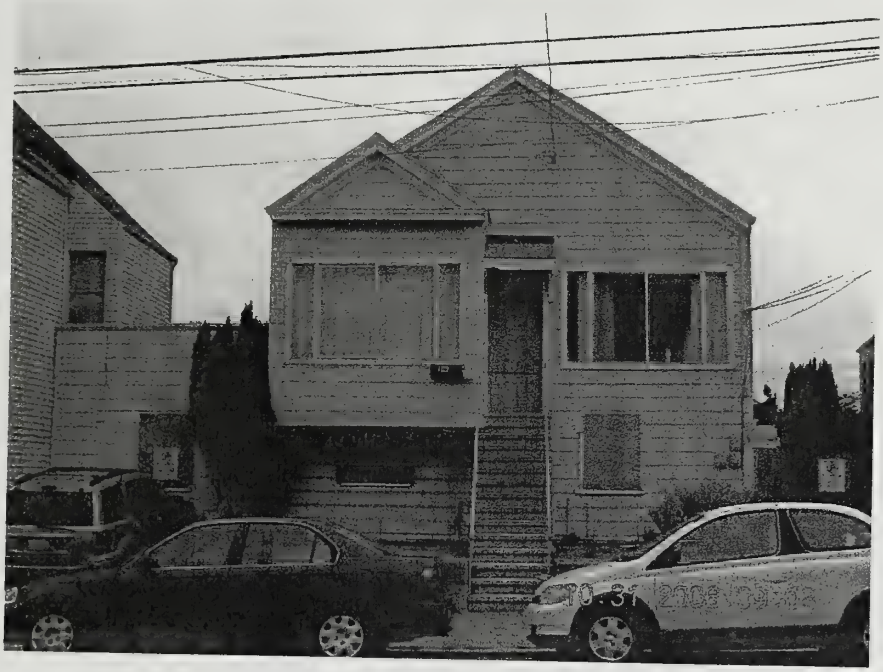

Fig. 2. Front (southwest) elevation of 129 Girard Street (Carey & Co., October 2006)

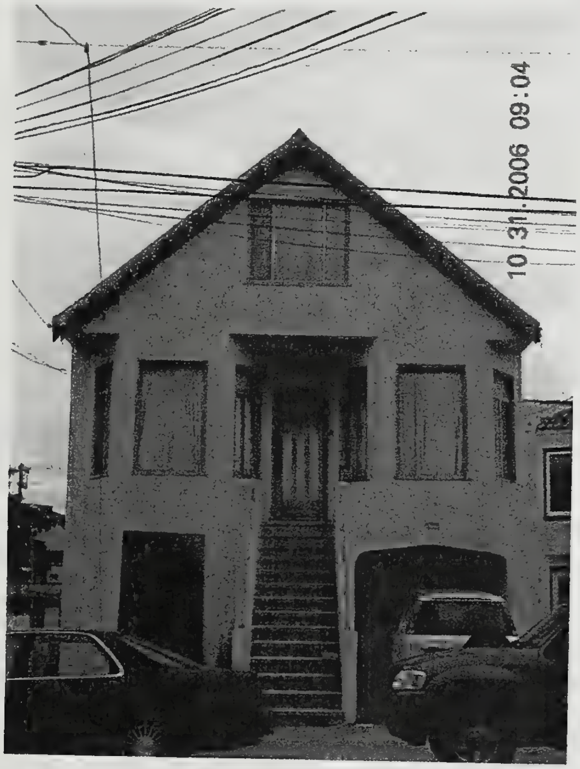

Fig. 3. Front (southwest) elevation of 137 Girard Street (Carey & Co., October 2006)

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
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Reception:
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Planning
Information:
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Case No.:	**2007.1395E**
Project Title:	**3299 Baker Street**
Zoning:	RH-1, 40-X
Block/Lot:	0925/001
Lot Size:	4,974 square feet
Project Sponsor	Stephen Sutro, Sutro Architects - (415) 956-3445
Staff Contact:	Don Lewis – (415) 575-9095, don.lewis@sfgov.org

PROJECT DESCRIPTION:

The project proposes to construct a 500-square-foot rooftop deck at the northern portion of the existing three-story, approximately 7,120-square-foot, single-family building, resulting in the removal of the roof ridge in this location. The deck would be accessed by a stair hatch that would not be visible from the street. The project proposal also involves the removal of a non-historic windscreen structure above the existing garage and the construction of an open trellis, fireplace, and railing in the same terrace location. The height of the existing building would remain 37 feet. The project site is located on the southwest corner of Bay and Baker Streets in the Marina neighborhood. The existing building on the project site was constructed in 1930, and is listed on the 1976 Architectural Survey with a rating of "Y." The project site is located within a RH-1 (Residential, House, One-Family) zoning district and within a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

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BILL WYCKO
Acting Environmental Review Officer

May 28, 2008
Date

cc: Stephen Sutro, Project Contact
David Lindsay, NW Quadrant
Historic Preservation List
Supervisor Michela Alioto-Pier

Bulletin Board
M.D.F.
Exemption / Exclusion File
Mary Miles

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the attached Historic Resource Evaluation (HRE) Memorandum, the 3299 Baker Street property appears eligible for listing in the California Register as an individual resource under Criteria 3 (Architecture), for embodying the distinctive characteristics of a period of construction.[1]

The 3299 Baker Street building was constructed in 1930 in a Renaissance Revival-style by an unknown architect. Staff research did not reveal information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. The building has not been substantially altered, and retains integrity of location, association, design, workmanship, setting, feeling, and materials. The building is representative of the many grand houses in the Presidio, dating from the late 19th and early 20th century, and is located directly south of the Palace of Fine Arts. The proposed project would not have an adverse effect on off-site historical resources, such as adjacent historic properties.[2]

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons described herein.[3] The project proposal would not cause the removal of any significant architectural features of the primary or secondary facades and would not significantly alter the characteristic massing or scale of the building. The proposed alterations to the roof form would be only minimally visible from the street and would, therefore, retain the historic character of this feature. Also, the proposed alterations to the terrace above the garage would not cause the removal of any historic material and would not impact the open character of this space. The distinctive elements that characterize the property, such as the red brick cladding, the decorative terrazzo trim, columns and cornice, the ironwork, the wood-framed casement windows, and the red clay tile roof would be preserved in whole or in sufficient part to retain the building's historic character. Regarding the proposed rooftop deck, the change in the historic roofline would be only minimally perceptible over the primary facades from the public rights-of-way due to the significant setbacks at the north and east elevations, ensuring that the characteristic scale and massing of the building are not disrupted. The proposed trellis and outdoor fireplace would be composed of compatible materials that are appropriately differentiated from the masonry of the historic building. Lastly, all proposed additions may be removed in the future without any damage to the form and integrity of the historic building. Therefore, there would be no significant adverse effect on the historical resource as a result of the proposed project.

---

[1] Memorandum from Shelley Perdue, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, May 16, 2008.

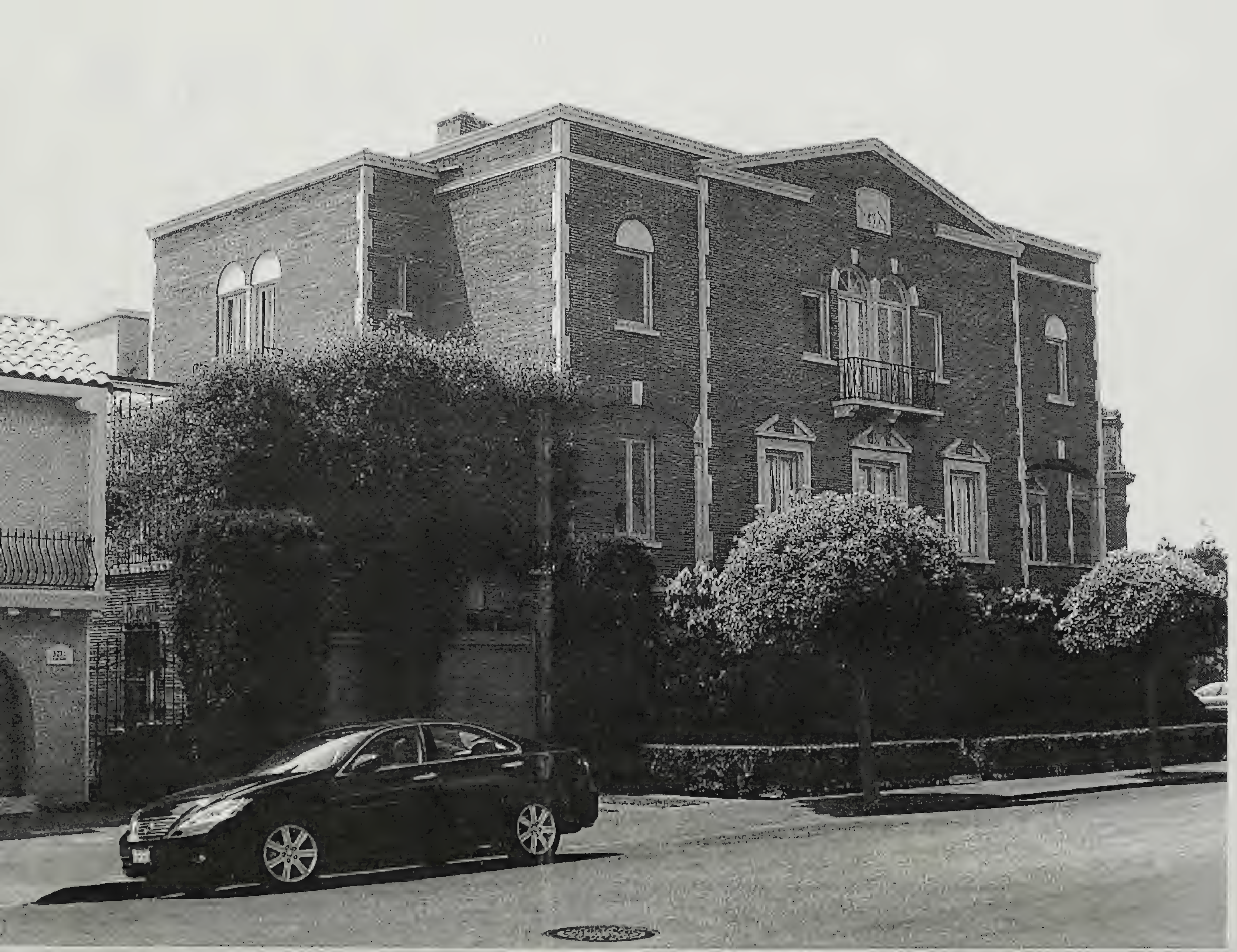
[2] Ibid.

[3] Ibid.

The proposed project would involve the addition of an approximately 500-square-foot rooftop deck to an approximately 7,120-square-foot structure. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of an approximately 500-square-foot rooftop deck, which is less than 2,500 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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CA 94103-2479

Reception:
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Information:
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MEA Planner:	Don Lewis
Project Address:	**3299 Baker Street**
Block/Lot:	0925/001
Case No.:	**2007.1395E**
Date of Review:	May 16, 2008
Planning Dept. Reviewer:	Shelley Perdue (415) 575-6625 I shelley.perdue@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a roof deck at the northern portion of the building, resulting in the removal of the roof ridge in this location. The deck will be accessed by a stair hatch that will not be visible from the street. The proposal also involves the removal of a non-historic windscreen structure above the existing garage and the construction of an open trellis, fireplace, and railing in the same terrace location.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is listed on the 1976 Planning Department Architectural Survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southwest corner of the Bay/Baker Street intersection. The property is surrounded by RH-1 land uses within a 40 -X Height and Bulk District. The building is located directly south of the Palace of Fine Arts. The building is representative of the many grand houses ringing the Presidio, dating from the late 19th/early 20th century.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☐ No	☒ Unable to determine
Persons: or	☐ Yes	☐ No	☒ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
If Yes; Period of significance:			

Notes: The building located at 3299 Baker is a Renaissance Revival-style, single family residence constructed in 1930 by an unknown architect. It appears that the building may be eligible for listing on the California Register under Criterion 3 for embodying the distinctive characteristics of a period of construction. The memorandum dated July 24, 2007 and prepared by Carey & Company assumes that the property possesses historic significance based upon "the age of the building, its overall architectural character and retention of integrity."

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The subject property has not been substantially altered.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The proposed project is consistent with the following Secretary of the Interior's Standards (Standards) concerning the Rehabilitation of Historic Properties:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposal will not cause the removal of any significant architectural features of the primary or secondary facades and will not significantly alter the characteristic massing or scale of the building. The proposed alterations to the roof form will be only minimally visible from the street and will, therefore, retain the historic character of this feature. Also, the proposed alterations to the terrace above the garage will be not cause the removal of any historic material and will not impact the open character of this space.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The distinctive elements that characterize the property, such as the red brick cladding, the decorative terrazzo trim, columns and cornice, the ironwork, the wood-framed casement windows, and the red clay tile roof will be preserved in whole or in sufficient part to retain the building's historic character.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding the proposed rooftop deck, the change in the historic roofline will be only minimally perceptible over the primary facades from the public rights-of-way due to the significant setbacks at the north and east elevations, ensuring that the characteristic scale and massing of the building are not disrupted. Also, the proposed trellis and outdoor fireplace will be composed of compatible materials that are appropriately differentiated from the masonry of the historic building.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All proposed additions may be removed in the future without any damage to the form and integrity of the historic building.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-15-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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PLANNING DEPARTMENT

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CA 94103-2479

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Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Date:	May 22, 2008
Case No.:	**2008. 0368E**
Project Title:	**337 Chenery Street**
Zoning:	RH-2 (Residential House District, Two Family) 40-X Height and Bulk District
Block/Lot:	6694/029
Lot Size:	2,495 square feet
Project Sponsor	Ernie Selander, Authorized Agent for Owner Brendan Collins, (415) 385-4339
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The 2,495 square-foot project site is located on the south side of Chenery Street between Miguel Street and Mateo Street in San Francisco's Glen Park neighborhood. The existing building on the site, which was constructed in 1908, is an approximately 1,524 square-foot, one story over garage, single-family residential building with one off-street parking space.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

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PUBLIC LIBRARY

Bill Wycko
Acting Environmental Review Officer

May 28, 2008
Date

cc:

Ernie Selander, Project Sponsor
Elizabeth Watty, Planning Department
Bevan Duffy, District 8, Board of Supervisors
Historic Distribution List
Virna Byrd, M.D.F.

Bulletin Board
Exemption File

PROJECT DESCRIPTION (Continued):

The proposed project would involve a rear yard horizontal addition, front facade horizontal addition, and a one story vertical addition over the entire structure. The vertical addition would increase the building height from 19'- 4" to 27'- 11". The horizontal additions would extend approximately 12 feet by 11 feet the front yard and 12 feet by 15 feet in the rear yard. The proposed additions would add approximately 1,809 square feet to the existing single-family residences, for a total area of 3,333 square feet. The resulting residential building would be an approximately 3,333 square-foot, three-story, single-family residence with one off-street parking space. [1]

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 337 Chenery Street is a historical resource as defined by CEQA. In a memorandum dated May 7, 2008, the Planning Department determined that the existing structure on the subject property, which has no historical ratings, is not a historical resource as defined by CEQA.[2]

The existing building is a one story over basement, single-family residential building, which was constructed in approximately 1908 and was designed in the Transitional Queen Anne style. The residence is a cross-gabled, wood frame building which is modest in scale and is defined by two offset bays that give the building its L-shaped plan. Several alterations have been made to the building including replacement of the entry stairs, original siding, windows, and doors. Additionally, the building was moved from the rear of the lot to the front of the lot and raised to create a basement.

As described in the memorandum, the project site does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons, or architecture.[3] Additionally, the project site does not retain integrity with respect to location, association, design, workmanship, setting, feeling, and materials. For these reasons, the proposed additions to the existing residential building at 337 Chenery Street would not result in a significant effect on an individual historic resource.

The surrounding neighborhood is characterized by a mix of architectural styles, comprised of a combination of single-family and multi-family buildings constructed between 1895 and 1938. The area has not been identified as a historic district; however, it was not systemically surveyed aside from the Department's 1976 Architectural Survey. Liberty Hill is the nearest historic district, which is located at the northern end of the adjacent Noe Valley neighborhood. It does not appear that the project site is located within a potential historic district and the proposed project would not have an adverse effect on off-site historical resources as defined by CEQA.[4] In conclusion, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

---

[1] Project Description information provided in this Certificate of Determination varies from the Historic Resource Evaluation Response due to a change in project plans dated April 14, 2008.

[2] Historic Resource Evaluation Response Memorandum for 337 Chenery Street from Michael Smith, Preservation Planner, to Chelsea Fordham, Major Environmental Analysis, May 7, 2008. A copy of this memorandum is attached.

[3] Ibid.

[4] Ibid.

Due to the proposed foundation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated March 25, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.[5] The project has the potential to disturb soils and excavations of 6 feet or more would be required for the proposed foundations; however, based on review of archeological documentation, no CEQA significant archeological resources are expected within the project site affected soils. Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

CEQA State Guidelines Section 15301(e), or Class 1(e), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Additionally, in urbanized areas additions of up to 10,000 square feet are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would result in horizontal rear and front yard additions and a one-story vertical addition. The project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. In total, the additions would add approximately 1,809 square feet to the existing 1,524 square-foot single-family residence, which would be less than 10,000 square feet. Therefore, the proposed additions to the single-family residence are exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[5] Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, March 25, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0368E

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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Planning
Information:
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MEA Planner: Chelsea Fordham
Project Address: **337 Chenery Street**
Block/Lot: 6694 / 029
Case No.: **2008.0368E**
Date of Review: May 7, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes constructing a horizontal addition at the front and rear of the building and constructing a one-story vertical addition. The project includes major alterations to the front façade. Habitable area would increase from 1,520 square-feet to 2,800 square-feet and the height of the building would increase from 19′-5″ to 29′-1″. The one existing off-street parking space would remain.

PRE-EXISTING HISTORIC RATING / SURVEY

Though the Department of Building Inspection has no permit records for the original construction of 337 Chenery Street, the Office of the Assessor-Recorder indicates a construction date of 1910. Spring Valley Water Company water tap records indicate that water was supplied to the property in 1908 and the building first in appears on Sanborn Maps in 1915. The original architect is unknown, the property is not included on any historic surveys, and it is not included on the National or the California Registers. Because the building was constructed before 1913 it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on Chenery Street in the Glen Park neighborhood, between Miguel and Mateo Streets. The immediate context is architecturally mixed, comprised of a mixture of single-family and multi-family buildings constructed between 1895 and 1938. The area has not been identified as a historic district but it also has not been systematically surveyed aside from the Department's 1976 Architectural Survey. Liberty Hill is the nearest historic district, located at the northern end of the adjacent Noe Valley neighborhood.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Based on archival research, 337 Chenery Street cannot be demonstrated to be associated with "*events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*" Though in general the building represents development of the Glen Park neighborhood, it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines. The building is not part of a district or concentration of similar dwellings.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Based upon sales ledger research at the San Francisco Assessor's Recorder's office, none of the previous owners of the property were important to local, California, or national history.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The building is a cross-gabled one-story over basement, wood frame, single-family dwelling designed in the Transitional Queen Anne style. The building is modest in scale and defined by two offset bays that give the building its L-shaped plan. It is common building type in the Noe Valley, Glen Park, Bernal Heights, and Excelsior neighborhoods. The building is not the work of a master and it does not possess high artistic value.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts.

Based on the criteria above, the subject building is not eligible for inclusion on the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☒ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: Alterations to the building include replacement of entry stairs, original siding, windows, and doors. These alterations have compromised the building's design, workmanship, feeling, and materials. The building was moved from the rear of the lot to the front of the lot and raised to create a basement, as evidenced in the 1915 and 1950 Sanborn Maps. It is unknown when these alterations were done but they impacted the building's original location, setting, and design. Overall, the building has poor historic integrity.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: None of the buildings on the subject block appear on any local, state, or national surveys so no off-site resources would be impacted by the development of this property. As noted in the analysis above, the building is not a historical resource; therefore the proposed project would not result in a significant impact to a historical resource.

PRESERVATION COORDINATOR REVIEW

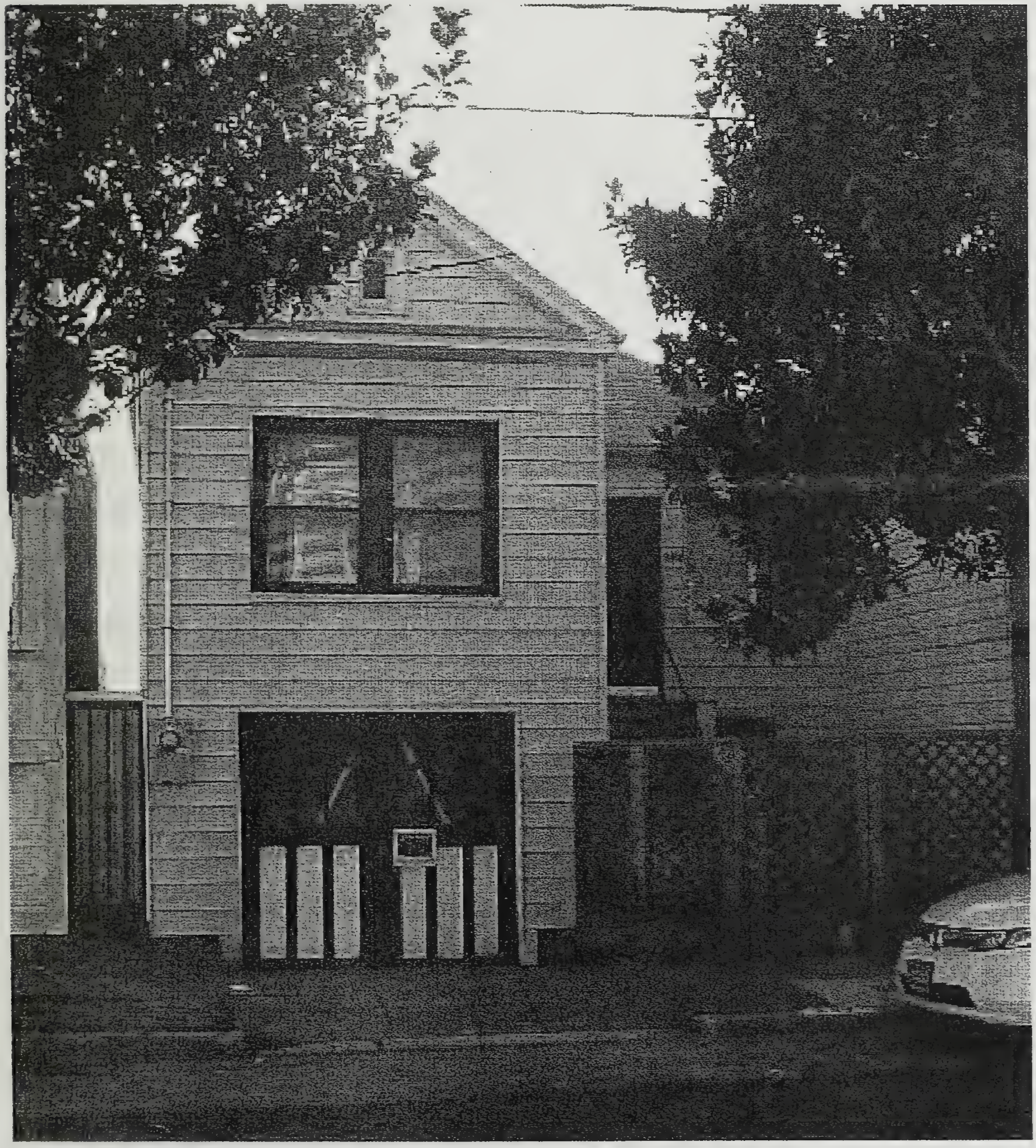
Signature: ______________________ Date: 5-7-08
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Chelsea Fordham / MEA Planner

Historical Resource Evaluation

337 Chenery Street
San Francisco, California

February, 2008



SAN FRANCISCO
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.1262E**
Project Title:	**2874 Washington Street**
Zoning:	RM-1, 40-X
Block/Lot:	0979/018
Lot Size:	6,255 square feet
Project Sponsor	Robert Mattei – (415) 956-3030
Staff Contact:	Don Lewis – (415) 575-9095, don.lewis@sfgov.org

PROJECT DESCRIPTION:

F
CSS
5/28/08

This Certificate of Determination supercedes the Certificate of Determination that was issued on May 2, 2008. The proposed project includes excavation to a maximum depth of 6 feet in order to convert the existing basement storage area into a garage that would provide 12 underground parking spaces for the existing four-story, 8-unit, 21,019-square-foot[1] apartment building constructed in 1901 or 1905. The project also involves replacing 182 square feet of habitable space on the 1st floor with a vehicle elevator to provide vehicle access to the garage and replacing the northernmost window at the ground floor with a garage door to provide access to the vehicle elevator. The project site is located on the northeast corner of Washington and Divisadero Streets, in the block bounded by Jackson Street to the north, Washington Street to the south, Scott Street to the east, and Divisadero Street to the west, in the Pacific Heights neighborhood. The project site is located within an RM-1 (Residential, Mixed, Low Density) zoning district and within an 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See reverse side.

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

May 28, 2008
Date

cc: Robert Mattei, Project Contact
David Lindsay, NW Quadrant
Historic Preservation List
Mary Miles

Bulletin Board, M.D.F
Supervisor Michela Alioto-Pier
Exemption / Exclusion File

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[1] Square footage includes habitable and non-habitable (basement) space.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is an historical resource. The existing building was constructed in either 1901 or 1905, and is listed on both the 1976 Architectural Survey and Here Today. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the attached Historic Resource Evaluation (HRE) Memorandum, the 2874 Washington Street property appears eligible for listing on the California Register as an individual resource under Criteria 3 (Architecture), for the work of a Master.[2]

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that there appears to be no CEQA-significant archaeological deposits present at the project site. Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

The 2874 Washington Street building, known as the Tallant Flats, has a gambled roof and is characterized by its shingled exterior and its painted craftsman-style brick façade. With its three sets of paired angled bays at the second and third floors and a series of arched and pitched dormers at the fourth floor, the design conveys an era when houses were giving way to apartment buildings that used architectural features that would normally be found on a house. The Tallant Flats, which was constructed by architect Edgar A. Matthews, remains as a good example of the evolving apartment building type employing the colonial revival architectural language of the San Francisco First Bay Region. The subject property is distinguished primarily by its architectural design and its presence as a fine example of the San Francisco First Bay Tradition, which is found only in the San Francisco Bay Area. In addition, the Tallant Flats appears to be the first multi-family dwelling in the area.

Edgar A. Mathews was an architect in the San Francisco Bay Area from approximately 1896 until the 1920s. He lived in Oakland, and practiced in San Francisco, designing single-family houses and multi-family dwellings. His most notable buildings are not residential, though the majority of his career focused on commissions for individual families. Mathews designed the First and Third Church of Christ, Scientist buildings in San Francisco (circa 1911 and 1914 respectively) and the State Agricultural Building in Sacramento. The 1906 edition of the Architectural Record mentions his proclivity for designing "picturesque" buildings. The article reveals that Mathew's contemporaries were influenced by his unique approach to truth in materials, and expression of the Arts and Crafts movement.

While the interior of the building has been changed somewhat due to tenant improvements, the building's exterior was found to retain its location, association, design, workmanship, setting, feeling, and materials, and exhibits a high degree of historic integrity. The surrounding area includes a mixture of single-family homes and flats, primarily constructed during the late 1800s to the 1920s. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research into building dates and styles.

---

[2] Memorandum from Aaron Starr, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, February 14, 2008.

Having determined that the building is a historic resource, the Planning Department then assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards since the proposed project is very minor in scale and would not have a significant adverse impact on off-site historical resources.[3]

The project proposes the excavation of the existing basement for the addition of approximately 3825 square feet of underground parking. With the addition of the garage under the existing ground floor, the size of the building would be increased from approximately 21,019 square feet to 24,662 square feet.[4] CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet. The proposed project would involve the addition of approximately 3825 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] Ibid.

[4] Square footage includes habitable and non-habitable (basement) space.

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Historic Resource Evaluation Response

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CA 94103-2479

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MEA Planner:	Don Lewis
Project Address:	**2874-2878 Washington St. & 2300-2304 Divisadero St.**
Block/Lot:	0979/018
Case No.:	**2007.1262E**
Date of Review:	February 14, 2008
Planning Dept. Reviewer:	Aaron Starr (415) 558-6362 | aaron.starr@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes constructing a garage under the existing ground floor; conversion of the northernmost bedroom on the west elevation into a vehicle elevator to provide vehicle access to the garage; and replacing the northernmost window on the west elevation at the ground floor with the garage door to provide access to the vehicle elevator.

PRE-EXISTING HISTORIC RATING / SURVEY

Known as the Tallant Flats, the subject building was constructed in either 1901 or 1905 by architect Edgar A. Mathews. The subject property is included in the City's 1976 Architectural Survey with a rating of 3, on a scale of -2 to 5, and is listed on the Here Today Survey, #262.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the northeast corner of Divisadero and Washington Streets in the City's Pacific Height's Neighborhood one block west of Alta Plaza, a Victorian Era park. The immediate context is a mixture of single-family homes and flats, primarily constructed during the late 1800s to the 1920s. Visual continuity is mixed in terms of style, however, there is a strong pattern of massing and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research into building dates and styles.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject building is a four story, eight-unit building with a separate addresses and entrances for each unit. The building is characterized by its shingled exterior at the second, third and fourth floors and its painted craftsman style brick façade. The building is also distinguished by its gambled roof, giving the Washington Street and the Divisadero Street very distinct facades. The shorter façade with the gamble profile is along Divisadero and the upper slopes are very shallow. The Washington Street Façade is characterized by 3 sets of paired angled bays at the second and third floors and a series of arched and pitched dormers at the fourth floor.

The Design conveys an era when houses were giving way to apartment buildings by establishing itself as an apartment building that looks like a house. The attempt to bring the feeling of a house into an apartment building is recognizable by the use of architectural features that would normally be found on a house.

Criteria A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is directly associated with the lives of persons important in our past.

Criteria C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The Tallant Flats appear to be eligible to the California Register under Criteria C as the work of Master and as a good example of the evolving apartment building type employing the colonial revival architectural language of the San Francisco First Bay Region. The subject property is distinguished primarily by its architectural design and its presence as a fine example of the San Francisco First Bay Tradition, which is found only in the San Francisco Bay Area. In addition the Tallant Flats appears to be the first multi-family dwelling in the area.

Edgar A. Mathews was an architect in the San Francisco Bay Area from approximately 1896 until the 1920s. He lived in Oakland, and practiced in San Francisco, designing single family houses and multi family dwellings. His most notable buildings are not residential, though the majority of his career focused on commissions for individual families. Mathews designed the First and Third Church of

Christ, Scientist buildings in San Francisco (1911 and 1914 respectively) and the State Agricultural Building in Sacramento. The 1906 edition of the Architectural Record mentions his proclivity for designing "picturesque" buildings. The article reveals that Mathew's contemporaries were influenced by his unique approach to truth in materials, and expression of the Arts and Crafts movement.

Criteria D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

While the interior of the building has been changed somewhat responding to the program requirements of its tenants, on balance the building's exterior still retains all 7 aspects of Integrity, as indicated above.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The propose project is very minor in scale and will not have a significant adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 2-15-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

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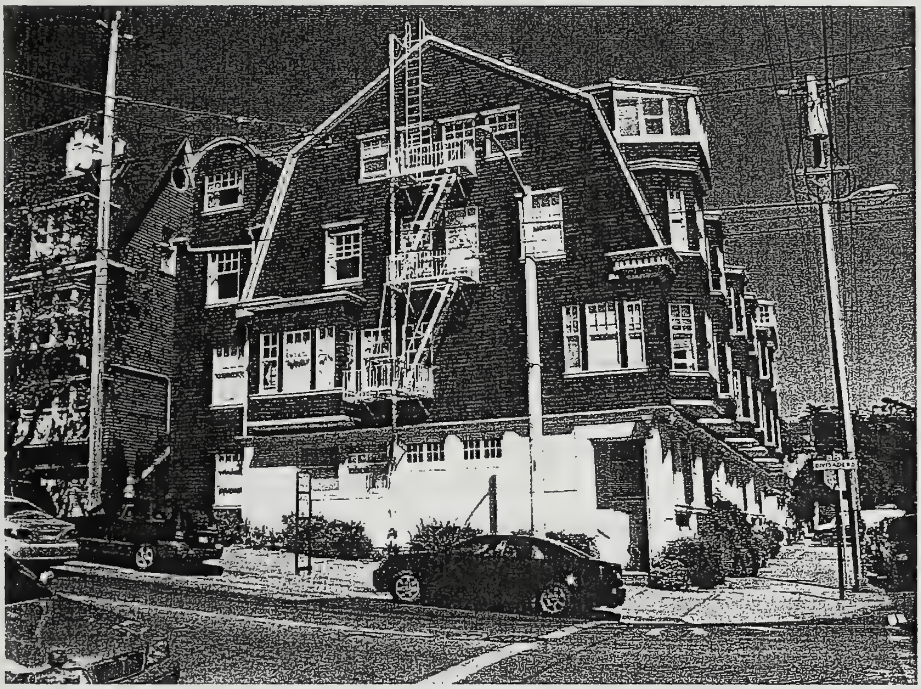
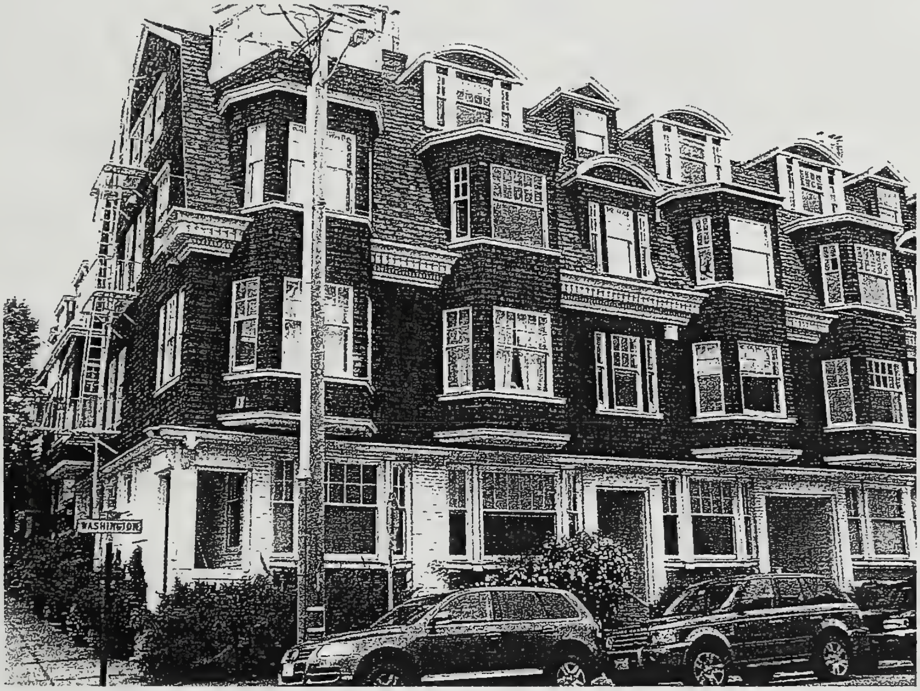


1. Subject property from southwest. Proposed garage door would be located at left in recessed portion of Divisadero Street elevation.



2. Western end of Washington Street elevation of subject building. Proposed alterations would not be visible from this vantage point.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0326E**
Project Title:	**155 Belgrave Avenue**
Zoning:	RH-1(D) (Residential House, One-Family (Detached Dwelling)) District 40-X Height and Bulk District
Block/Lot:	2688/042
Lot Size:	4,996 square feet
Project Sponsor	Tom McElroy, Feldman Architecture (415) 537-1125 for Jonathan Feldman (415) 252-1441
Staff Contact:	Jeremy Battis, Major Environmental Analysis (415) 575-9022 jeremy.battis@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes a horizontal and vertical addition and interior remodeling to an existing approximately 30-foot-high, two-story over garage, approximately 2,474-square foot (sq ft), single-family residence constructed in 1951. The existing and proposed buildings would have one off-street parking space. The proposed project would add about 1,094 sq ft of new space through a basement and ground floor front horizontal expansion and about 10 feet of height via a new setback partial third story addition for a resulting building area of approximately 3,568 sq ft. The project site is on an upward sloping parcel having a grade of approximately 22 percent, located within the block bounded by Belgrave Avenue to the north, Bigler Avenue to the east, Clarendon Avenue to the south, and Stanyan Street to the west in the Haight Ashbury neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

June 6, 2008
Date

cc: Tom McElroy, Project Sponsor
Historic Preservation List
Bulletin Board / M.D.F.

V. Wise, Planning Dept.
D. Lindsay, Planning Dept.

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the existing building is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response [HRER] memorandum).[1]

The HRER determined that the building on the subject property is not eligible for inclusion on the California Register based on the four criteria described below: **Criterion A, Event** -- The subject building was constructed in 1951 and does not appear to be eligible for listing in the California Register as an individual resource under Criterion A. Research has not uncovered a specific historic event at this site that is significantly associated with California's of San Francisco's cultural heritage. **Criterion B, Persons** -- The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion B. There is no indication that the subject building is associated with the lives of persons important to our past. **Criterion C, Architecture** -- The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion C. The subject building was built by an unknown architect and does not possess high artistic value as a Mid-Century style single-family home. Furthermore, the subject building has been significantly altered from its original design. **Criterion D, Information Potential** – There is no indication that the subject building would yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption for an addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area is not environmentally sensitive. The proposed project would be undertaken in a developed urban area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively. The proposed project would entail an approximately 1,094-square foot addition to an existing 2,500-square foot building in an urban area, well within the 10,000-square foot limit. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Aaron Starr, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 155 Belgrave Avenue*, May 21, 2008. This document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, Calif., as part of Case File No. 2008.0326E.

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Historic Resource Evaluation Response

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Information:
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MEA Planner: Jeremy Battis
Project Address: **155 BELGRAVE AVENUE**
Block/Lot: 2688/042
Case No.: **2008.0326E**
Date of Review: May 21, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The subject property is a Modern style, 2-story over garage, single-family house. The proposal includes adding a 1-story vertical addition, an approximately 3′ front horizontal addition at the ground floor and façade alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1951. It does not have any historic rating nor is it included on any historic survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the area of the City known as Haight/Ashbury on the south side of Belgrave Avenue between Bigler Avenue and Stanyan Street. Belgrave Avenue is isolated by steep inclines to its south and east and a wooded area to the west known as Sutro Forest. The neighborhood includes a mix of styles, but is characterized by wider lots and buildings the step up the hill with significant side setbacks.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, staff does not believe that the subject building is eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C as an individual resource. The subject building was built by an unknown architect and does not possess high artistic value as a Mid-Century style single family home. Furthermore, the subject building has been significantly altered from its original design.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

The building has undergone several alterations to the front façade over its life, loosing it integrity in design and workmanship. However, enough of the original design is left to still convey the building's association and feeling. Many of the original materials remain and the location and setting have not been altered.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-22-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board

Virnaliza Byrd / Historic Resource Impact Review File

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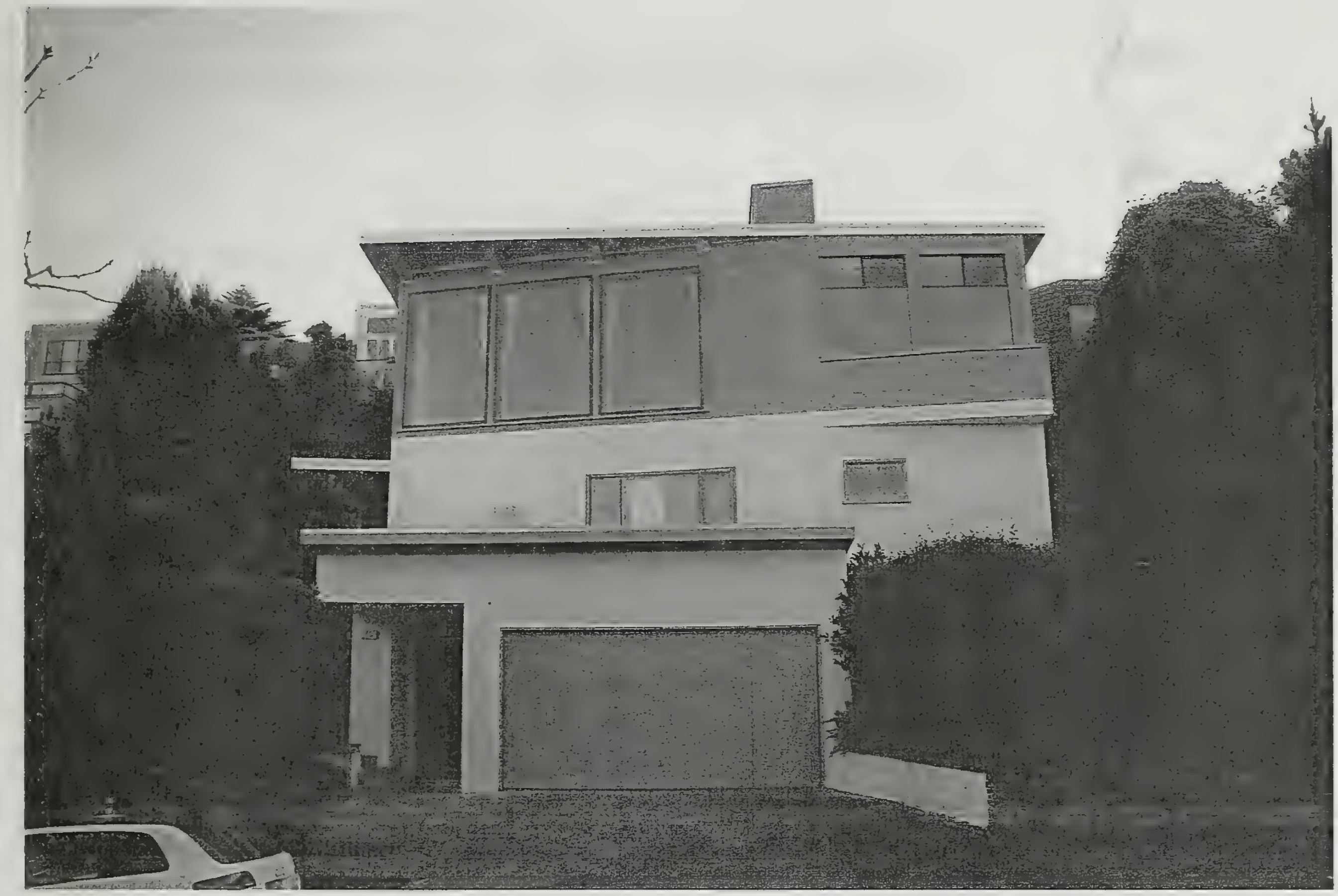
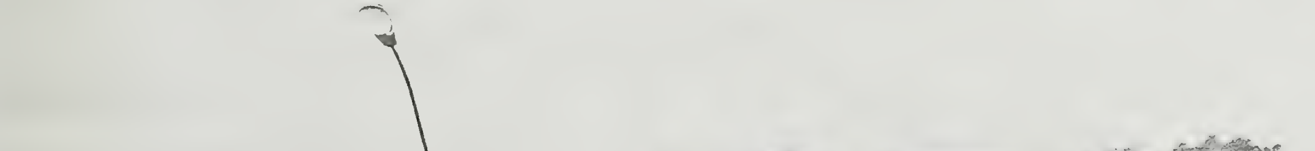


155 Belgrave - front facade



Neighbor to the West

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008. 0078E**
Project Title:	**3628 19th Street**
Zoning:	RH-3 (Residential House District, Three-Family) 40-X Height and Bulk District
Block/Lot:	3587/019
Lot Size:	3,097 square feet
Project Sponsor	Zack/deVito Architecture, Authorized Agent for Owner Evan Williams and Sara Morishige, (415) 495-7889
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the north side of 19th Street on a block bounded by Oakwood Street to the west and Guerrero Street to the east in San Francisco's Mission District. The proposed project would demolish an existing 1,134 square-foot, one-story over garage, single-family residence built in 1915 and construct a new 4,550 square-foot, three-story with mezzanine, two-unit residential building.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

June 6, 2008
Date

cc:

James Zack, Project Sponsor
Elizabeth Watty, Planning Department
Bevan Dufty, District 8, Board of Supervisors
Historic Distribution List

Exemption File
Bulletin Board
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (Continued):

The primary residence would be approximately 3,938 square feet and the second residence would be approximately 581 square feet and would be located on the ground floor. The existing residential building is approximately 25 feet in height and the new proposed residential building would be up to 40 feet in height. In addition, the existing residence has one off-street parking space and the proposed new residence would have two off-street parking spaces. The proposed project would require conditional use authorization for demolition of a residential structure per Board of Supervisor's Resolution No. 122-07.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 3628 19th Street is a historical resource as defined by CEQA. In a memorandum dated May 14, 2008, the Planning Department determined that the existing building on the project site, which has no historical ratings, is not an historical resource as defined by CEQA.[1]

The existing building is a 1,134-square-foot, one-story, single-family residence of wood frame construction. The building was constructed at the end of the Mission reconstruction era, in 1915, as a one-story bakery occupied by the Johnson's Pound Cake Bakery. The building has undergone several alterations including a second floor dwelling unit addition that was added to the building in 1924, and sometime thereafter the ground floor storefront was removed.

As described in the attached memorandum, the immediate neighborhood of the project site is characterized by a mixture of multi-family dwellings, primarily constructed after 1906. The buildings range from two to four stories in height. The block is visually defined by Edwardian buildings with a strong pattern of bay window massing and materials. The project site is located within the Inner Mission North Survey Area and is covered by three different context statements adopted by the Planning Department: the *Mission Dolores Context Statement*, the *City within a City Context Statement*, and the *Inner Mission North Context Statement*. The project site is also part of the Mission Reconstruction District, which is a California Register Historic District. The site is not individually listed on the National or California Registers. Additionally, the project site is not listed as a contributor to the Mission Reconstruction District, but likely has not been intensively surveyed, thus the listing of district contributors is incomplete.

The Mission Reconstruction District Context Statement states "Buildings erected or substantially altered after 1913 would not contribute to the district". As discussed above, the existing building has undergone substantial alterations when a second floor was added to the building in 1924 and later when the ground floor storefront was removed. Based on the alterations to the building, the project site cannot be considered a contributor to the Mission Reconstruction District.

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[1] Historic Resource Evaluation Response Memorandum for 3628 19th Street from Michael E. Smith, Preservation Planner, to Chelsea Fordham, Major Environmental Analysis May 14, 2008. A copy of this memorandum is attached.

The project site does not appear to be eligible for individual listing on the California Register of Historic Resources based on events, persons, or architecture.[2] Although the existing building retains integrity with respect to location and association, it lacks integrity with respect to design, workmanship, setting, feeling, and materials. For these reasons, the demolition of the existing building at 3628 19th Street would not result in significant effects on an individual historic resource.

The other buildings on the subject block would appear to be contributors within the Mission Reconstruction District because they were built during the district's period of significance and they retain visual integrity. The proposed project would replace a noncontributing building within the district with another noncontributing structure. Therefore, the proposed project would not have an adverse effect on off-site historical resources.[3]

Due to the proposed foundation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated February 6, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.[4] The foundation work has the potential to disturb soils; however, the proposed ground disturbance effects would be shallow and limited to 1.5 feet below ground surface (b.g.s) in the front portion of the project site. Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence or up to three single-family residences in urbanized areas. Additionally, CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. The proposed project would result in the demolition of one 1,134 square-foot, single-family residence and the construction of a 4,550 square-foot, two-unit residence. Therefore, the proposed project would be exempt from environmental review under Class 1 and 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[2] Ibid.

[3] Ibid.

[4] Memorandum from Don Lewis/Randall Dean, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, February 6, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0078E.

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Historic Resource Evaluation Response

MEA Planner: Chelsea Fordham
Project Address: **3630 19th Street, a.k.a. Johnson's Pound Cake Bakery**
Block/Lot: 3587/019
Case No.: **2008.0078E**
Date of Review: May 14, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing single-family dwelling on the property and construct a two-family dwelling with two- off-street parking spaces in approximately 3,315 gross square-feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The Office of the Assessor-Recorder and Department of Building Inspection records both indicate that the subject building was constructed in 1915. The subject property is included within the Inner Mission North Survey Area and covered by three different context statements. The three different context statements that have been adopted by the Planning Department are the *Mission Dolores Context Statement,* the *City within a City Context Statement,* and the *Inner Mission North Context Statement.* The property is not individually listed on the National or California Registers but is part of the Mission Reconstruction District which is a California Register District. However, the building is not listed as a contributor to the district. Because the building is older than fifty years of age and it is proposed for demolition, it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the Mission neighborhood on the north side of 19th Street between Guerrero and Oakwood Streets. The immediate context is a mixture of multi-family dwellings, primarily constructed after 1906. Building scale ranges from two- to four- stories in height. The block is visually defined by Edwardian buildings with a strong pattern of bay window massing and materials.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*
   Event: or ☐ Yes ☒ No ☐ Unable to determine
   Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As stated earlier, 3628-3630 19th Street is part of the Inner Mission North Survey. The property also falls within the period of significance for the Inner Mission North Context Statement and the Mission Reconstruction District. The building is not listed as an individually eligible building for the Inner Mission North Context Statement. The building is not listed as a contributor to the Mission Reconstruction District but likely has not been intensively surveyed, thus the listing of district contributors is incomplete. The Mission Reconstruction District Context Statement states "Buildings erected or substantially altered after 1913 would not contribute to the district." As discussed in the integrity portion of this analysis, the building underwent substantial alterations in 1924 when a second floor was added to the building and later when the ground floor storefront was removed. Based upon these alterations, the subject building cannot be considered a contributor to the Mission Reconstruction District.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

The building was originally constructed as a one-story bakery occupied by the Johnson's Pound Cake Bakery, whose business sign can still be seen on the east side of the building. There is no indication that the persons who operated this business, or any subsequent business at this location, were important in our local, regional, or national past. Furthermore, archival research of past owners yielded no information that would indicate that any were important to local, California, or national history.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is the second building on the lot and was originally constructed as a one-story bakery. The building is architecturally undistinguished and of wood frame construction. It does not possess high artistic value or represent the work of a master.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It is not likely that any prehistoric artifacts would be found on the site because the subject building is the second building to be constructed on the site. It is possible the remnants of the original building could be found on the site.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The original building on the lot, which appears on the 1886 Sanborn Map, was likely destroyed during the 1906 earthquake. The subject building was constructed at the end of the Mission reconstruction era, in 1915, as a one-story bakery. In 1924 a second floor addition and dwelling unit was added to the building and sometime thereafter the ground floor storefront was removed. Though the building remains in its original location and looks similar to the buildings that surround it, the vertical addition and the removal of the storefront compromised the building's design, materials, workmanship, feeling, and setting. The building has poor historic integrity because it can no longer be recognized as a one-story, 1915, commercial store.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The other buildings on the subject block would appear to be contributors within the Mission Reconstruction District because they were built during the district's period of significance and they retain visual integrity. The project would replace a noncontributing building within the district with another noncontributing structure. The building is modern in design but it responds to the scale (two to four stories), primary materials (stucco), and rooflines (flat) found on the surrounding buildings.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-15-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Chelsea Fordham / MEA Planner

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PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2007.0728E
Project Title:	**495 Morse Street**
Zoning:	RH-1 (Residential, House, Single-Family) 40-X Height and Bulk District
Block/Lot:	6478/031
Lot Size:	2,500 square feet
Project Sponsor	Bill Guan, Project Sponsor 415-652-3047
Staff Contact:	Moises Aceves – (415) 575-9050 Moises.Aceves@sfgov.org

PROJECT DESCRIPTION:

The proposed project is located mid-block on the south side of Morse Street, between Concord Street and Allison Street in San Francisco's Crocker Amazon neighborhood. The proposed project would demolish an existing, one-story, approximately 673-square-foot, single-family home, and construct a new three-story, 3,800-square-foot, single-family residential structure with one-off-street parking space. The existing building on the project site was constructed in 1926. The proposed three-story building would be approximately 33 feet tall. The project site is not included in any survey or inventory, and is presumed not to be a historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation).

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 6, 2008
Date

Bill Wycko
Acting Environmental Review Officer

cc:
Bill Guan , Project Sponsor
M. Aceves & M. Smith, Planning Dept.
Supervisor Gerardo Sandoval, District 11
Bulletin Board
V. Byrd, M.D.F.

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity of association, design, workmanship, setting, feeling, materials, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum). [1]

The immediate context of the property is defined by modest, two-story single family homes constructed in the 1920s which are located beside infill construction from the 50's. The surrounding infill construction is compatible with earlier construction in both scale and materials.[2] The roof and detailing would suggest that the existing building on the project site is in a California Bungalow style, but it has no other characteristics that embody bungalow architecture. Although the subject property appears to be part of the early stages of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history.

The building has been drastically altered since its original construction. The existing building lacks association with the surrounding structures and retains poor historic integrity. The subject property does not appear to be eligible for inclusion on the California Register.[3] Because the existing building is not considered a historical resource under CEQA, and demolition would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence.

The project would require approximately 6 feet of excavation.[4] Due to the proposed excavation, the Planning Department considered whether the proposed project would have the potential to affect subsurface archeological resources. In a memorandum dated February 11, 2008, the Department indicated that there appear to be no CEQA-significant archaeological deposits present at the project site.[5] Given the minor soils disturbing activities anticipated as part of project construction, and that there are no expected archeological resources on the site or in its immediate vicinity, the project would not result in significant effects on archeological or historical resources, and it may be found to be exempt from environmental review if other criteria are satisfied. Therefore, the proposed project is exempt from environmental review under Class 1 as proposed.

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[1] Memorandum from M. Smith, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 495 Morse Street, April 14, 2008.

[2] Ibid

[3] Ibid.

[4] Memorandum from Randall Dean, San Francisco Planning Department to Moises Aceves, San Francisco Planning Department, February 11, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0728E

[5] Ibid.

The proposed project would include construction of a new three-story 3,800-square-foot, single family home with one off-street parking space. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. Therefore, the proposed construction of a new single-family residence is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMO

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Historic Resource Evaluation Response

MEA Planner: Moises Aceves
Project Address: **495 Morse Street**
Block/Lot: 6478/031
Case No.: **2007.0728E**
Date of Review: April 14, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing single-family dwelling on the property and construct a new single-family dwelling of approximately 3,800 gross square-feet with one- off-street parking space.

PRE-EXISTING HISTORIC RATING / SURVEY

Department of Building Inspection records indicate that the building was constructed in 1926. It is not included on any historic surveys, and is not included on the National or the California Registers. Because the building is older than fifty years of age and it is proposed for demolition it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the Crocker Amazon neighborhood on the south side of Morse Street between Concord and Allison Streets. The neighborhood is visually defined by modest, two-story, single-family homes constructed in the 1920's. These earlier buildings remain today and sit beside infill construction from the 50's. The infill construction is compatible with the earlier construction in both scale and materials.

---

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The modest, one-story building is relatively small with an irregular plan. It has a side facing gabled roof, open eaves supported by brackets that extend beyond the eaves, shiplap wood siding on three sides, wood shingles on the front elevation, aluminum slider windows with wood trim, and an offset front entry door with colonial styled wood trim. The building is situated at the rear of the lot and lacks off-street parking. The roof and its detailing would suggest that the building is a California Bungalow (1910-1920) but it has no other characteristics that embody bungalow architecture. The building is not linked architecturally to any of the neighboring properties.

Archival research yielded no information that would indicate that 495 Morse Street is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register.

Based upon sales ledger research at the San Francisco Assessor's Recorder's office, none of the previous owners of the property were important to local, California, or national history.

The building does not clearly embody a particular building style, furthermore, it does not display a high degree of workmanship or artistic value, and it is not the work of a master. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register.

Archival research yielded no information that would indicate the property has the potential to yield information that is important to prehistory or history.

Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: According to Department of Building Inspection permit records a permit was granted to alter the building's façade. There are no plans on file with the permit so it is unknown exactly how the façade was modified or what it looked like previously. Because the building has been altered and it does not clearly embody a particular architectural style it is difficult to determine whether it has integrity of design, workmanship, or feeling. The modest building lacks association with the buildings that surround it which also impacts its setting. Archival research of Sanborn Maps indicates that the building retains integrity of location. Overall, staff believes the building has poor historic integrity.

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3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: None of the buildings on the subject block appear on any local, state, or national surveys so no off-site resources would be impacted by the development of this property.

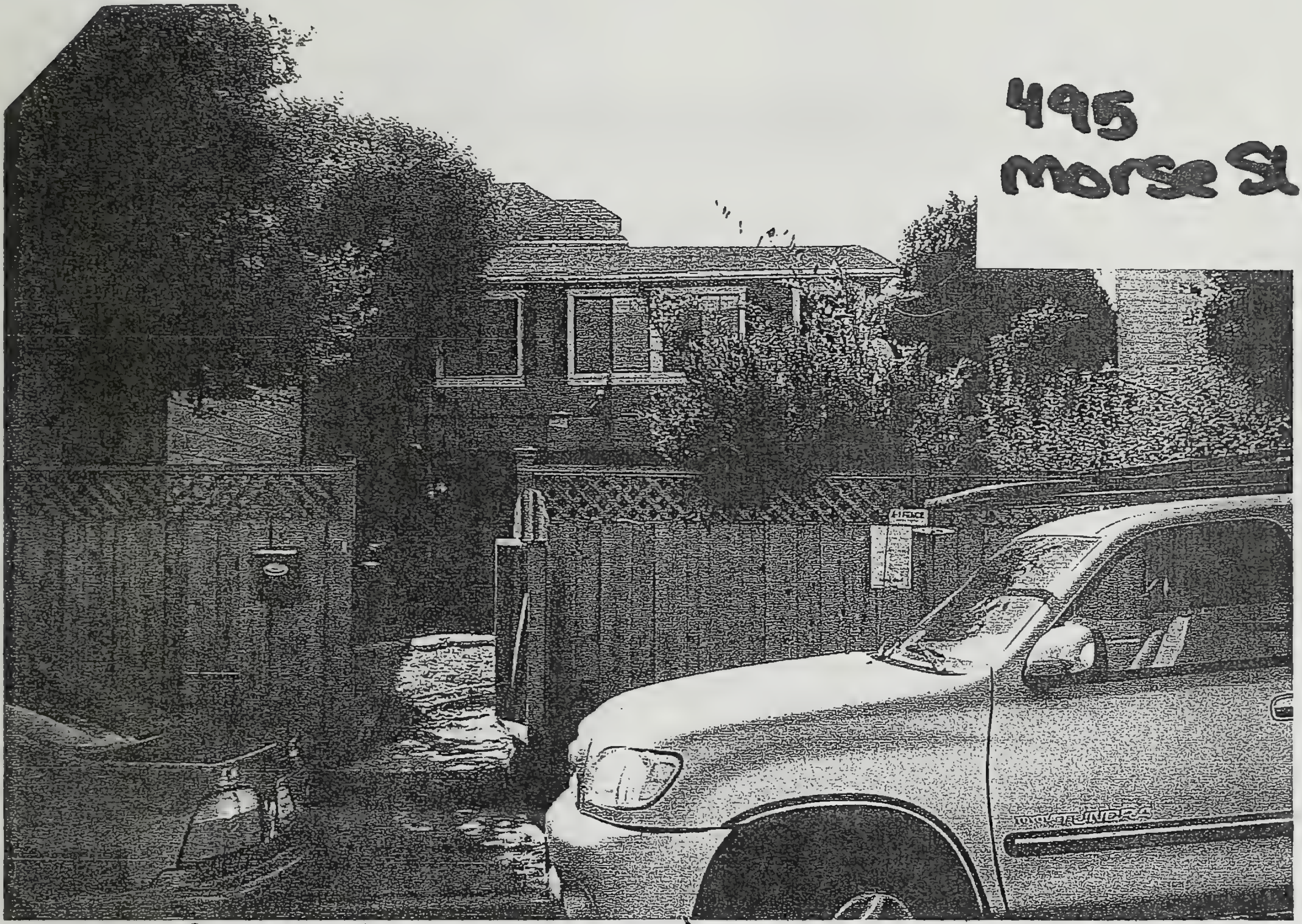
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 4-14-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Moises Aceves / MEA Planner

495
Morse St.



A. SUBJECT PROPERTY

B. SUBJECT PROPERTY

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2008.0322E**
Project Title: **2948-2950 Fillmore Street**
Zoning: RH-3, 40-X
Block/Lot: 0540/017
Lot Size: 2,186 square feet
Project Sponsor: John Bickford, (415) 262-1315
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves the demolition of an existing 35-foot-tall, three-story-over-garage, two-unit residential building constructed in 1875, and the construction of a 40-foot-tall, four-story-over-garage, three-unit residential building. The existing two-unit building is approximately 3,600 square feet in size with two ground floor parking spaces, while the proposed three-unit building would be approximately 6,388 square feet in size with three ground floor parking spaces. The project site is located on the east side of Fillmore Street between Union and Green Streets in the Marina neighborhood. The project site is located within an RH-3 (Residential, House, Three-Family) zoning district and within a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Classes 3 and 1 [State CEQA Guidelines Section 15303(b) and 15301(l)(2)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

June 6, 2008
Date

cc: John Bickford, Project Contact
David Lindsay, NW Quadrant
Supervisor Michela Alioto-Pier
Historical Preservation List

Bulletin Board
M.D.F.
Mary Miles

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the building located on the project site is not an historical resource. As described in detail in the attached Historic Resource Evaluation Response Memorandum, the 2948-2950 Fillmore Street property does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.[1]

The 2948-2950 Fillmore Street building was constructed in 1875, and research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. Furthermore, the building has undergone significant alterations that include raising the building, moving it toward the front of the lot, changing out historic windows and removing most of the historic detailing. These alterations eliminated any discernable reference to its original character or historic context, and the building no longer retains its original association, design, workmanship, setting, feeling, or materials. While the subject property is located in an area with a high concentration of Victorian and Edwardian buildings, the immediate context is mixed in styles and eras and does not display a high level of visual continuity. Therefore, the building does not appear eligible for listing in the California Register as an individual resource and does not appear to be located within a potential historic district. In addition, the proposed building appears to fit within the established building pattern in the area and would not have a significant adverse impact on any eligible off-site historic resources.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 3 and Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed building would entail the construction of a 4,500-square-foot, four-story, residential structure with three dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3.

The proposed project would also involve the demolition of an existing 3,600-square-foot, three-story, two-unit, residential structure. CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption of demolition for a duplex or similar multifamily residential structure. Therefore, the proposed demolition is exempt from environmental review under Class 1.

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[1] Memorandum from Aaron Starr, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, May 22, 2008.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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San Francisco,
CA 94103-2479

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Planning
Information:
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MEA Planner: Don Lewis
Project Address: **2948-2950 FILLMORE STREET**
Block/Lot: 0540/017
Case No.: **2008.0322E**
Date of Review: May 22, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project includes demolishing the existing 3-story, 2-unit building and replacing it with a 4-story, 3-unit building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1875. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Fillmore between Union and Green Streets in the City's Marina District. It is not located in a known historic district; however the subject property is located within a neighborhood with a high concentration of Victorian and Edwardian Era buildings. The immediate context is a mixture of styles and eras.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Based on the criteria, staff does not believe that the subject building is eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C as an individual resource. The building has under gone significant alterations over its life eliminating any discernable reference to its original character or historic context.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Substantial loss of historic integrity was caused by several major alterations to the building, including raising the building, moving toward the front of the lot, changing out historic windows and removing most of the historic detailing. Because of these changes, staff believes the subject building has poor historic integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

   ☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   ☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
   Optional: ☐ See attached explanation of how the project meets standards.

   ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

   Notes: While the subject building is located in an area with a high concentration of Victorian and Edwardian Era buildings, the immediate context is mixed and does not display a high level of visual continuity. The proposed building fits within the established building pattern on the block; it does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

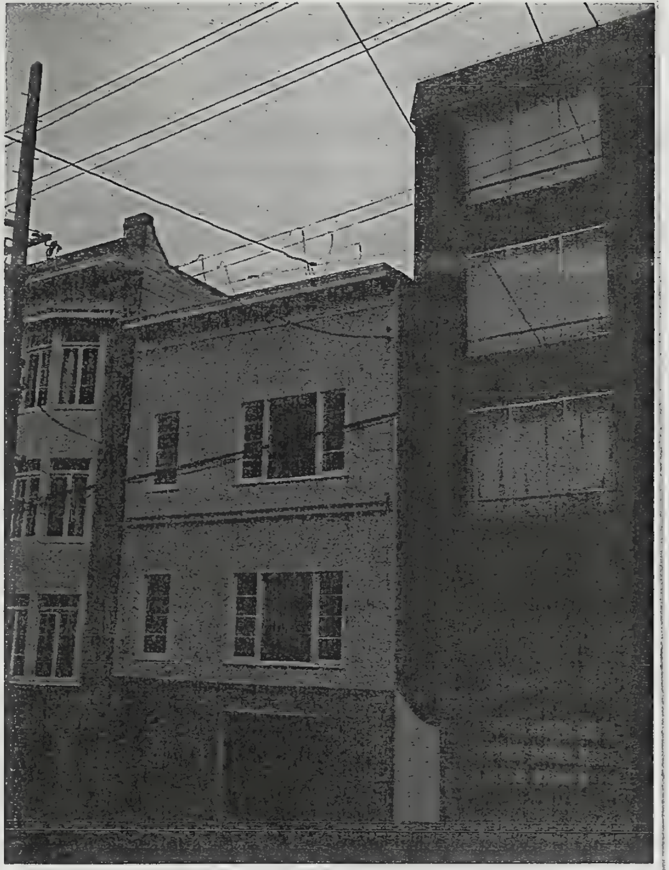
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-22-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\2948 Fillmore Street.doc



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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.1397E**
Project Title:	**1266 9th Avenue**
Zoning:	Inner Sunset NCD, 40-X
Block/Lot:	1742/043
Lot Size:	12,000 square feet
Project Sponsor:	Lisa Congdon, Prado Group, (415) 656-3528
Staff Contact:	Don Lewis, (415) 575-9095, don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves the demolition of a two-story, approximately 6,000-square-foot, mixed-use building and an adjacent 28-space surface parking lot, for the construction of a new, mixed-use, three-story, 40-foot-tall building totaling approximately 42,000 square feet (sf). The project would include 15 dwelling units, approximately 4,489 sf of ground floor retail space, and a 15-space subterranean garage for residential use with the vehicle ingress/egress to remain on 9th Avenue. The existing two-story building was constructed in 1907 and has been used as a funeral parlor/mortuary from the 1910s through 2007. The approximately 12,000-square-foot project site is located on the east side of 9th Avenue between Lincoln Way and Irving Street within the Inner Sunset neighborhood. The project site is located within the Inner Sunset Neighborhood Commercial District and within a 40-X Height and Bulk District.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

June 6, 2008
Date

cc: Lisa Congdon, Project Contact
David Lindsay, NW Quadrant
Supervisor Ross Mirkarimi
Historic Preservation List

Bulletin Board
M.D.F.
Mary Miles

DOCUMENTS DEPT
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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation (HRE) Memorandum, the property at 1266 9th Avenue does not appear eligible for listing in the California Register as either an individual resource or as a contributor to a historic district.[1]

The existing building was constructed in 1907 as a store and residential apartment but has been continuously used as a funeral parlor/mortuary from the 1910s through 2007. The subject building was built in the Classical Revival style but has undergone significant alterations in the 1950s which have obscured its historic appearance and has compromised its character defining features. These alterations include the construction of a rear addition, a second-floor deck, a porte cochere, and a hip roof parapet. Furthermore, in the later half of the 20th century, the three adjacent lots to the south were cleared of three historic structures to create a surface parking lot for the Hogan & Sullivan Funeral Home. The subject property retains its location, workmanship, and materials, while it lacks association, design, setting, and feeling. Research has not revealed information indicating that any of its owners or occupants were associated with persons that have made significant contributions to broad patterns of history.

The Sunset District's street grid was laid out circa 1875 in anticipation of development resulting from the Golden Gate Park, which was initiated in 1870. In 1894 the California Midwinter International Exposition took place in the new park, resulting in the creation of a new entrance gate at 9th Avenue which established the street as an important thoroughfare in the Inner Sunset district. The construction of the Twin Peaks Tunnel in 1917 with the associated L car in 1919, and the Sunset Tunnel with the associated N Judah car in 1928, increased accessibility to the area and resulted in the first major residential development in the 1920s. The 1930s saw an even greater developmental growth, and the remaining lots in the Inner Sunset were filled out in the post-WWII period.

The buildings located along 9th Avenue between Lincoln Way and Irving Street were constructed primarily between 1900-1930, but approximately 30% of the buildings were constructed post-1960. While portions of the neighborhood may be eligible for listing on the California Register as a historic district due to their association with the above-mentioned significant period within the city's history and for the cohesive architectural fabric found within it, the portion of 9th Avenue between Lincoln Way and Irving Street does not appear to contribute to such a historic district because many buildings were constructed outside the period of significance of 1890-1940. In addition, the remaining buildings do not retain a high level of historic integrity having undergone significant alterations, such as garage installations and unsympathetic storefront in-fill. Therefore, the building does not appear eligible for the California Register as either an individual resource or as a contributor to a historic district.

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[1] Memorandum from Shelley Perdue, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, April 8, 2008.

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the Inner Sunset Neighborhood Commercial District (NCD) where the proposed density of development and uses would be permitted. The Inner Sunset NCD permits one dwelling unit for every 800 square feet of lot area. The 12,000-square-foot parcel would permit up to 15 residential units. The proposed project would construct 15 new residential units. Usable open space for dwelling units in the Inner Sunset NCD under San Francisco Planning Code (Planning Code) Section 730.93 requires 100 square feet of open space per unit if private, or 133 square feet if common. The proposed project would provide approximately 1,900 square feet of common open space and approximately 785 square feet of private open space. Pursuant to Planning Code Section 151, the project would be required to provide 15 off-street parking spaces, one space for each residential unit. No parking is required for commercial uses if occupied retail floor area is less than 5,000 square feet, therefore the three proposed retail units totaling 4,489 square feet would not require additional parking. The project does not require freight loading space since the retail component is under 10,000 square feet. The proposed project would include 15 parking spaces and would therefore be in conformance with Planning Code, Section 151. The proposed project would be consistent with all applicable zoning plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.28-acre (12,000 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses consist of mixed-use residential and commercial buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: Using the Planning Department's 2002 Transportation Impact Analysis Guidelines for Environmental Review (October 2002), the proposed project is estimated to generate approximately 813 daily person-trips. Of these, about 85 daily person-trips would be during the PM peak-hour. These daily trips would be distributed among various modes of transportation, including 556 vehicle trips, 94 transit trips, 152 walking person-trips, and 12 by "other means." Based on the mode split and average automobile occupancy of 1.05 persons per vehicle[2] for the proposed area, there would be about 330 daily vehicular trips of which 34 would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

As described above, the proposed project would be required to provide 15 off-street parking spaces, and 15 parking spaces are proposed, with primary access from 9th Street. Based on the 2002 Transportation Impact Analysis Guidelines for Environmental Review, demand for parking would be 52 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for area well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by public transit, which provides alternatives to auto travel. Therefore, the creation of, or increase in parking demand resulting from a proposed project that cannot be met by existing or proposed parking facilities would not be considered a significant effect.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

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[2] 2000 Census – Journey to Work Data for Census Tract 178, available at www.census.gov.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new buildings would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create 15 residential units with 4,489 square feet of ground floor commercial space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets planning code requirements for the Inner Sunset NCD.

The proposed project would be visible from some residential buildings within the project site vicinity, particularly those located on the same block as the project site along the west side of 8th Avenue. The proposed project could create a shadow and increased shade on private property. Although some reduced private views and increased shade on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on May 6, 2008 to owners and occupants of properties within 300 feet of the project site. One member of the public expressed concerns related to parking, traffic, and loss of views, and also questioned the demolition of a building over 100 years old. Parking and traffic issues were discussed under "Traffic" and on page 3 regarding consistency with applicable general plan and zoning designations. Loss of private views were discussed under "Visual Quality," while the historic resource evaluation of the project building was discussed on page 2. Two members of the public requested copies of the environmental documentation upon its release.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.

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Historic Resource Evaluation Response

MEA Planner:	Don Lewis
Project Address:	**1266 9th Avenue**
Block/Lot:	1742/043
Case No.:	**2007.1397E**
Date of Review:	April 8, 2008
Planning Dept. Reviewer:	Shelley Perdue (415) 558-6625 I shelley.perdue@sfgov.org

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PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing two-story, wood-frame, commercial/residential building and the adjacent surface parking lot in order to construct a three-story commercial/residential building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not listed on any local, state or national historic resource registers or surveys.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 9th Avenue between Lincoln Way and Irving Street in the Inner Sunset Neighborhood of San Francisco. The site is zoned as the Inner Sunset Neighborhood Commercial District and 40-X Height and Bulk District. The immediate blocks contain a mixture of residential, commercial, and mixed use buildings. The buildings located along 9th Avenue between Lincoln Way and Irving Street were constructed primarily between 1900-1930, while approximately 30% of the buildings were constructed post-1960.

The Sunset's street grid was laid out circa 1875 in anticipation of development resulting from the construction of Golden Gate Park, which was initiated in 1870. In 1894 the California Midwinter International Exposition took place in the new park, resulting in the creation of a new entrance gate at 9th Avenue and establishing the street as an important thoroughfare in the district. Many businesses were established along 9th Avenue at this time to service the exposition visitors, and new housing soon began to spring up in the nearby area. When the Affiliated Colleges (later UCSF) opened in 1898, development again experienced a surge in the commercial and residential markets.

Although steady, development of the Inner Sunset was relatively slow at the beginning of the 20th century due to the difficulty of accessing the area. Because of the distance from downtown, accessibility relied mainly upon the automobile and train. This issue was resolved with the construction of the Twin Peaks Tunnel in 1917 with the associated L car in 1919 and the Sunset Tunnel with the associated N Judah car in 1928. The new transportation options resulted in the first major residential development in the 1920s, consisting mainly of middle-income row-houses. The 1930s saw an even greater level of developmental growth, and the remaining lots in the Inner Sunset were filled out in the post-WWII period.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1890-1940

Notes: The two-story, wood-framed building at 1266 9th Avenue was constructed in 1907 as a store and residential apartment and was significantly expanded in the 1950s with the construction of a rear addition, a second-floor deck, a porte cochere, and a hip roof parapet. Although originally built in the Classical Revival style, the original appearance of the building has been compromised by these later alterations. In the later half of the 20th century, the three adjacent lots to the south were cleared of their structures to create a surface parking lot for the Hogan & Sullivan Funeral Home. The building was last occupied by the Chapel of the Avenues from 2005-07. The building has been continuously used as a funeral parlor/ mortuary from the 1910s through 2007.

The subject property is located on a significant thoroughfare within the Inner Sunset district, which contains a large number of buildings constructed between 1890 and 1940 that have, overall, retained a fairly high degree of historical integrity. The Inner Sunset district represents the early phase of commercial and residential architectural development in the Avenues spurred by the construction of Golden Gate Park and the installation of the streetcar lines. While portions of the neighborhood may be eligible for listing on the California Register as a historic district under Criteria A and C due to their association with this significant period within the city's history and for the cohesive architectural fabric found within it, this portion of 9th Avenue does not appear to contribute to such a historic district. Ninth Avenue between Lincoln Way and Irving Street does not retain a high level of historical integrity as approximately 30% of its buildings were not constructed during period of significance. The remaining buildings also appear to have undergone significant alterations, such as garage installations and unsympathetic storefront infill, which have compromised their individual integrity. Therefore, the building does not appear eligible for the Register under Criteria A or C either as an individual resource or as a contributor to a historic district.

No information concerning the tenants or owners of the subject property indicates that the building would be eligible for listing on the California Register under Criteria B for an association with significant persons.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: As noted above, the subject property has undergone significant alterations that have obscured the building's historic appearance and compromised its character defining features. The building's association with the early development of the neighborhood is lacking due to the introduction of modern buildings in the streetscape and the demolition of the three adjacent historic buildings to the south. The building's original design has been obscured by the alteration of the roof line and the addition of the chapel and port cochere/deck structure. The setting, originally a built-out lot with adjacent buildings has been altered by the demolition of the adjacent buildings and introduction of the parking lot. The alterations combined have significantly altered the feeling of the building which can no longer be read as an early 20th century building.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 4-4-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

TF: G:\DOCUMENTS\HRER\2007.1397E_1266 9th Ave.doc

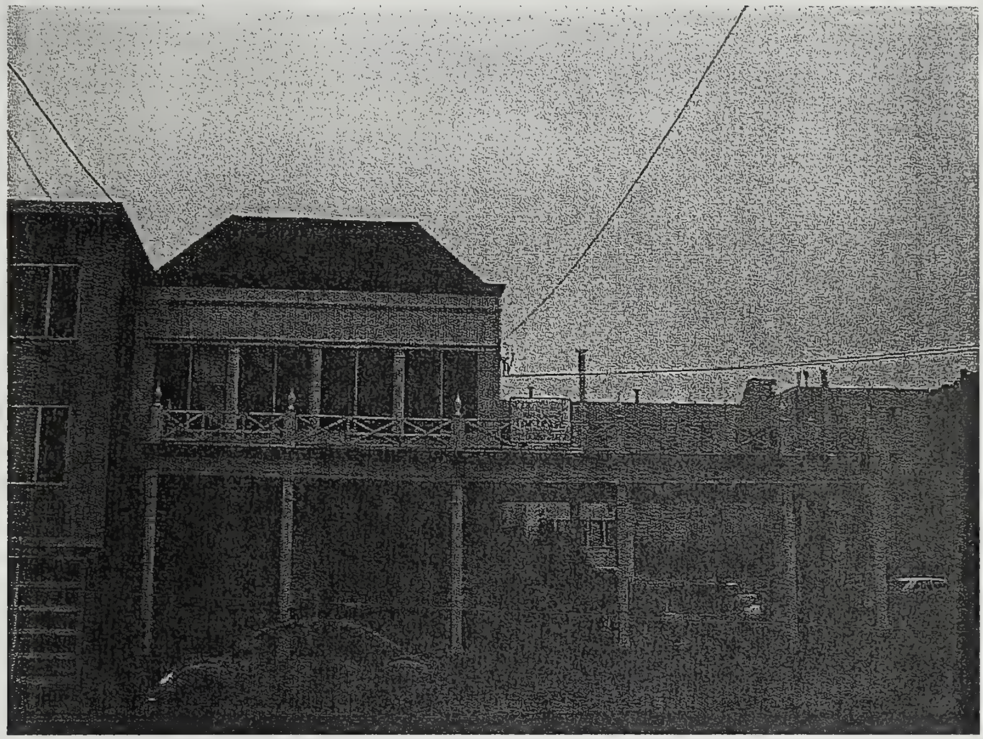

Fig. 10. 1266 9th Avenue, primary (west) façade, June 2007.
Source: Page & Turnbull, Inc.

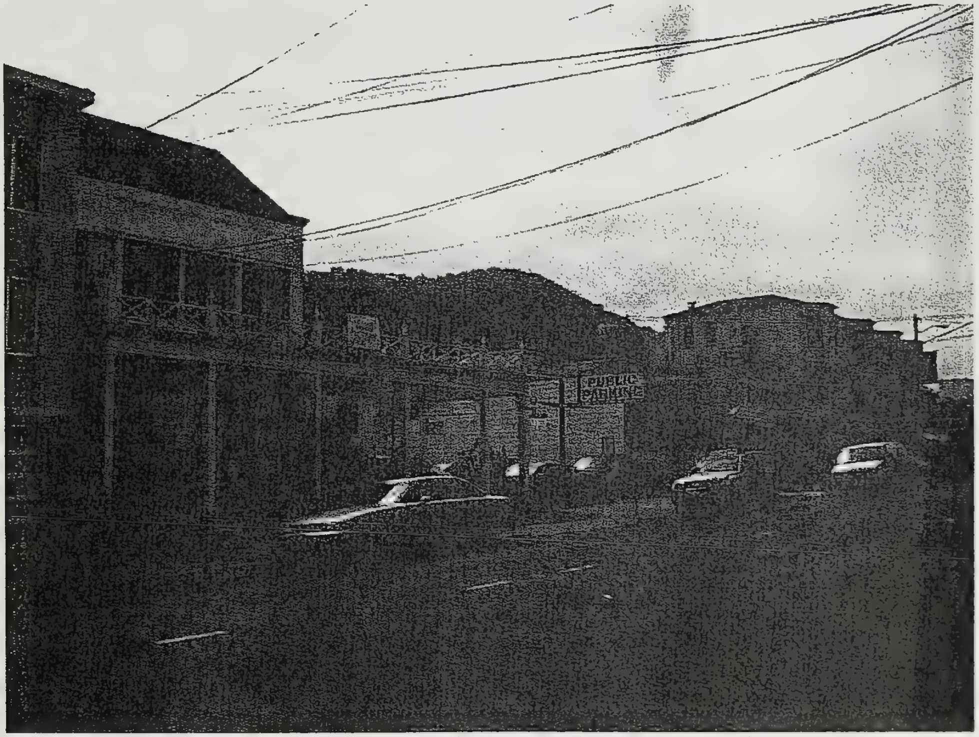

Fig. 11. Looking southeast across 9th Avenue; 1266 9th Avenue at left June 2007.
Source: Page & Turnbull, Inc.

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2008.0017E**
Project Title: **435 24th Avenue**
Zoning: RM-1, 40-X
Block/Lot: 1456/005
Lot Size: 3,000 square feet
Project Sponsor: Van Ly, (415) 468-3222
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves the demolition of an existing 23-foot-tall, one-story-over-basement, single-family residence built in 1905, and the construction of a 40-foot-tall, four-story building with three residential units. The existing structure is approximately 1,400 square feet with one ground floor parking space, while the proposed structure would be approximately 6,000 square feet with three ground floor parking spaces. The project site is located mid-block on the west side of 24th Avenue between Clement Street and Geary Boulevard in the Outer Richmond neighborhood. The project site is located within an RM-1 (Residential, Mixed, Low Density) zoning district and within a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(l)(1) and 15303(b)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Acting Environmental Review Officer

June 8, 2008
Date

cc: Van Ly, Project Contact
David Lindsay, NW Quadrant
Supervisor Jake McGoldrick
Historical Preservation List

Bulletin Board
M.D.F.
Mary Miles

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation (HRE) Memorandum, the 435 24th Avenue property does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.[1]

The 435 24th Avenue building was constructed in 1905 as a worker's cottage during the earliest period of residential development in the Outer Richmond neighborhood. Although the worker's cottage is a significant building form within the Outer Richmond area, the subject building is not of an architecturally significant design and does not retain a high level of historical integrity. It appears likely that the building was originally constructed in a Craftsman style and was later changed to reflect the Mediterranean Revival style popular during the neighborhood's primary period of development. The subject property appears to have been substantially altered since it was constructed in 1905, as the building exhibits a variety of window configurations and sizes (possibly salvaged from other buildings), new asphalt roof shingles, contemporary entrance and garage doors, and contemporary entrance steps. The building no longer retains its original association, design, workmanship, feeling, or materials, and research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made significant contributions to broad patterns of history. Therefore, the 435 24th Street building does not appear eligible for listing in the California Register as an individual resource.

The project street does not contain buildings with a relatively narrow period of construction dates. Approximately 16% of buildings on the facing 24th Avenue along the subject block date from the earliest period of development (1900-1910); approximately 52% of the buildings were constructed between 1910 and 1930; and, approximately 32% of the buildings were constructed after 1950. The predominant architectural styles in the surrounding area are Mediterranean, Exotic Revival, and Craftsman. The Outer Richmond remained largely undeveloped land until the late 1860s when the Clement and Outside Lands Ordinances were passed, which provided means to settle land claims and establish public spaces. In 1870 the "Official Map of the Outside Lands" was published, extending the downtown street grid into the area. Development in the area was relatively slow prior to the 1906 earthquake and fire, when refugees were pushed to the outskirts of the city. Much of the 19th century development clustered along the principal transportation lines: California Street, Geary Boulevard, Fulton Street, and several north/south corridors. After 1906, the undeveloped blocks were quickly subdivided and built out, becoming saturated by the late 1920s. Therefore, the project building does not appear to be located within a potential historic district due to the varied styles, ages, and historical integrity of the buildings in the immediate vicinity.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 3 and Class 1.

---

[1] Memorandum from Shelley Perdue, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, May 22, 2008.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed building would entail the construction of a 6,000-square-foot, four-story, residential structure with three dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3.

The proposed project would also involve the demolition of an existing 1,400-square-foot, one-story-over-garage, single-family residence. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption of demolition for a single-family residence. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review

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Historic Resource Evaluation Response

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MEA Planner: Don Lewis
Project Address: **435 24th Avenue**
Block/Lot: 1456/005
Case No.: **2008.0017E**
Date of Review: May 22, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 575-6625 | shelley.perdue@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing one-story over basement single-family residence located at 435 24th Avenue and to construct a 4-story, 3-unit residential building. The proposed building will be approximately 40' tall and contain approximately 6,000 square feet of living area.

PRE-EXISTING HISTORIC RATING / SURVEY

Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction (1905) makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the west side of 24th Avenue between Clement Street and Geary Boulevard in the Outer Richmond neighborhood. The property is immediately surrounded by Residential-Mixed Low Density land uses with the Outer Clement Neighborhood Commercial corridor to the north and a high density NC-3 (Moderate Scale Neighborhood Commercial) district along the Geary corridor to the south, all within a 40 -X Height and Bulk District.

The subject building is located on a block of 24th Avenue composed primarily of two-to-three-story houses. Approximately 16% of buildings on the facing 24th Avenue along the subject block date from the earliest period of development (1900-1910); approximately 52% of the buildings were constructed between 1910 and 1930; and, approximately 32% of the buildings were constructed after 1950. St. Monica's School, a rated building on the 1976 Architectural Survey, occupies one third of the facing block to the south. The predominant architectural styles are Mediterranean and Exotic Revival and Craftsman.

The Outer Richmond remained largely undeveloped land until the late 1860s when the Clement and Outside Lands Ordinances were passed, which provided means to settle land claims and establish public spaces. In 1870 the "Official Map of the Outside Lands" was published, extending the downtown street grid into the area. Development in the areas was relatively slow prior to the 1906 earthquake and fire, when refugees were pushed to the outskirts of the city. Much of the 19th century development clustered along the principal transportation lines: California Street, Geary Boulevard, Fulton Street, and several north/south corridors. After 1906, the undeveloped blocks were quickly subdivided and built out, becoming saturated by the late 1920s.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: The subject building is a one-and-a-half story worker's cottage constructed circa 1905 during the earliest period of residential development in the Outer Richmond neighborhood. The building's architect is unknown and no significant persons or events appear to be associated with the property. Although the worker's cottage is a significant building form within the Outer Richmond area, the subject building is not of an architecturally significant design and does not retain a high level of historical integrity. It appears likely that the building was originally constructed in a Craftsman style and was later changed to reflect the Mediterranean Revival style popular during the neighborhood's primary period of development. As such, the building does not appear to qualify for listing on the California Register as an individual historic resource. Neither does the building appear to be located within a potential historic district due to the varied styles, ages, and historical integrity of the buildings in the immediate vicinity.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The subject property appears to have been substantially altered since it was constructed in 1905. The current building exhibits a variety of window configurations and sizes (possibly salvaged from other buildings), new asphalt roof shingles, contemporary entrance and garage doors, and contemporary entrance steps. Overall reflects the Mediterranean style with its stucco cladding, red-tile pent roofs, multi-light windows, and arched entry. Judging by the construction date, the low hipped roof, and the modest scale of the building, it appears likely that the building was originally constructed in the Craftsman style with stucco or wood cladding and minimal or rustic ornamentation. Therefore, it appears that the building no longer retains the original association, design, workmanship, feeling, or materials.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject building does not appear to be located within a California Register eligible historic district and nor is it in close proximity to any individually eligible historic resources; therefore, the proposed project will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 5-19-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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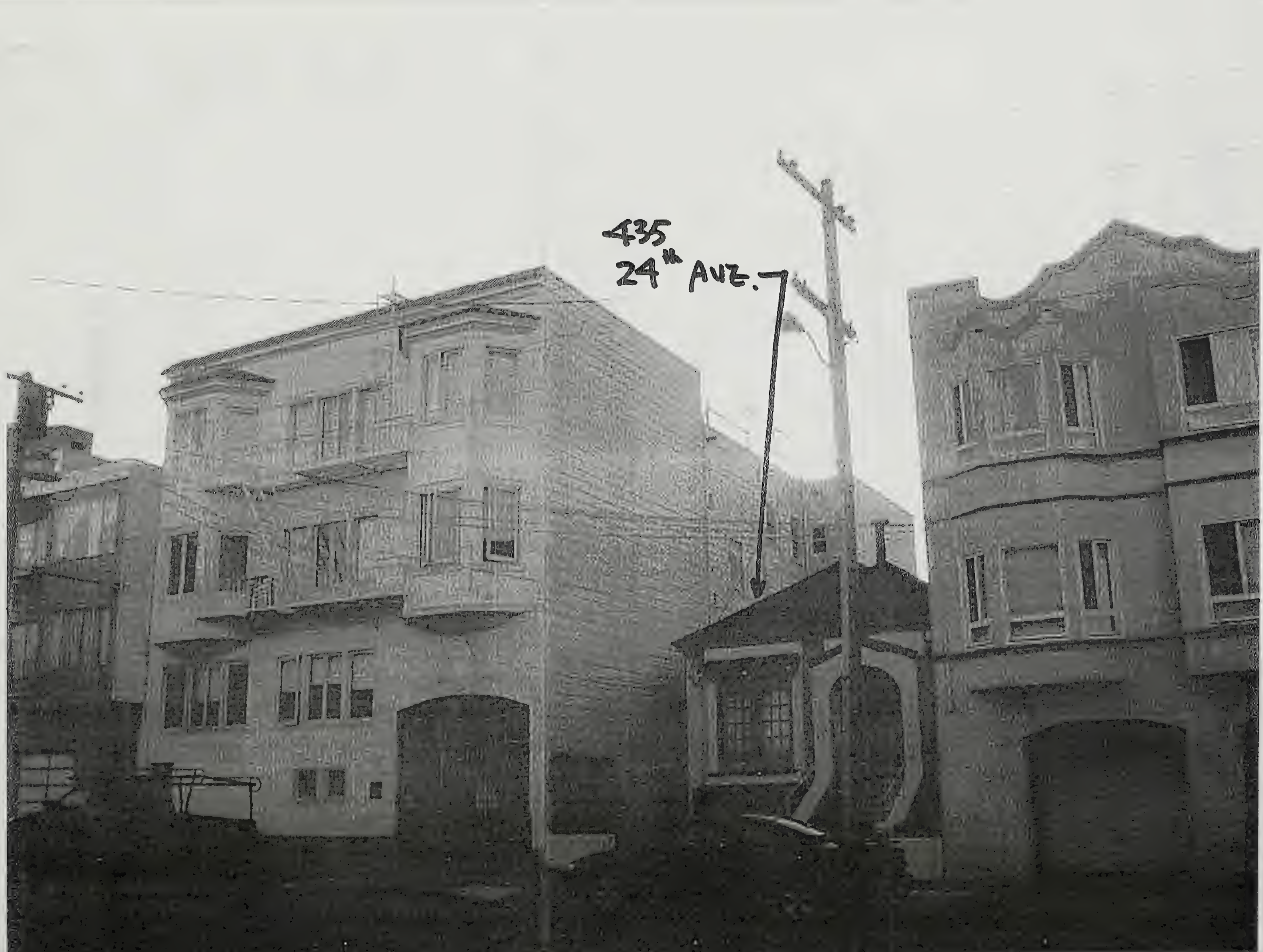

435
24th AVE.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.0574E**
Project Title:	**165 Brussels Street**
Zoning:	RH-1 (Residential House, One-Family) Use District 40-X Height and Bulk District
Block/Lot:	5926/021 and 022
Lot Size:	3,000 square feet each (6,000 square feet total)
Project Sponsor	Ken Nguyen, Designer (415) 699-5886
Staff Contact:	Tim Blomgren – (415) 575-9023 Tim.Blomgren@sfgov.org

PROJECT DESCRIPTION:

The proposed project consists of demolition of an existing house on the project site and construction of two new, 35-foot-high, three-story, single-family houses. The total floor area of the proposed buildings would be 4,463 square-feet (sf) each for a total of 8,926 sf. Each new building would have two off-street spaces in a garage on the ground level. The existing building on the site is a one-story, 18-foot-tall, 3,902-sf, single-family residence originally constructed in 1907. The project site is located mid-block on the east side of Brussels Street between Silliman and Felton Streets in the Excelsior Neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

William C. Wycko
Acting Environmental Review Officer

June 8, 2008
Date

cc: Mayen Vong, Cordellia Le, Kent Le
Ken Nguyen
Ben Fu, SF Planning Department
Supervisor Tom Ammiano, District 9

Historical Preservation List
Bulletin Board
Master Decision File

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REMARKS (continued):

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is an historical resource as defined by CEQA. In a memorandum dated April 9, 2008, the Planning Department determined that the building is not a historical resource.[1] The existing one-story, approximately 1,392-square-foot single-family residence on the project site was constructed in 1907. The building is not rated on any City, State, or National survey and is not located in any known historic district. Some minor modification to the original house has occurred such as the installation of aluminum windows and the rear addition.

Although the building was built during the early 20th Century, it is not eligible for inclusion in the California Register based on the criteria for evaluation. It does not appear to be associated with specific events that relate to local or national history (Criterion A, Events). No person of known historical significance appears to have been associated with the subject property (Criterion B, Persons). The building possesses no significant architectural characteristics (Criterion C, Architecture); however, it may have possessed the same setting, feeling, and association with the immediate neighborhood when it was first constructed. The existing building retains integrity in terms of location, association, design, workmanship, feeling materials; it lacks integrity in terms of setting.[2] However, because the majority of structures have undergone extensive alterations, the area no longer possesses a cohesive context to which the building could relate. As such, the building is not located in any known or potential historic districts or near any historic resources. Based on the criteria for evaluation, the building is not individually considered a historic resource for the purposes of CEQA.

Because the existing building is not considered an historical resource under CEQA and there are no nearby offsite historical resources, the proposed project would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

Categorical Exemption Criteria

CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of up to three single-family residences in an urbanized area. The proposed project would involve the construction of two single-family residential buildings. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of one single-family house and therefore would satisfy the criterion for exemption under Class 1.

---

[1] Historic Resource Evaluation Response Memorandum, 165 Brussels Street, from Ben Fu, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, April 9, 2008. This document is attached.

[2] *Ibid.*

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Due to the age of the existing building on the subject property, and the surrounding building the block, the proposed project was reviewed for potential effects on historic resources, as discussed above, and it was concluded that the proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

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PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner: Tim Blomgren
Project Address: **165 Brussels Street**
Block/Lot: 5926/021, 022
Case No.: **2007.0574E**
Date of Review: April 08, 2008
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes the demolition of existing one-story, single-family dwelling and construct two new two-story over garage, single-family dwellings.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the submitted report prepared by William Kostura, 165 Brussels Street was originally sold by the Jacob Heyman Company to Henry and Catherine Schneider. At the time of the sale, the properties were likely vacant and the building was later constructed by an unknown architect. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The properties are located in the Portola District on the east side of Brussels Street between Silliman and Felton Avenues in the RH-1 (Residential, House, One-Family) district. The adjacent property to the north at 149 Brussels Street is a one-story over garage, single-family dwelling constructed in 1925. The adjacent property to the south at 169 Brussels Street is a two-story over garage, single-family dwelling constructed in 1902. The majority of other surrounding properties were constructed between 1900 and 1986. These single-family dwellings are built in a mixed pattern in terms of architectural styles and setbacks. Almost all have had alterations performed on the building façades.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine
   Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: While the subject property is older than 50 years of age, the information provided by William Kostura does not yield any evidence that would qualify the structure as eligible for the California Register. The building possesses no significant architectural or historic characteristics defined under the Criteria of Significance. The building is not located in any known historic district. According to Parcel Information Database, the subject property was constructed in 1907. The building is a modest early 20th century home that is absent of distinctive characteristics of a type, period, or high artistic value.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: Based upon historic Sanborn Maps, building permit records, and the submitted report, the west and south facades have remained intact with minor alterations such as aluminum window installations. There are no permit records of the rear addition. However, the majority of the structures on the block have gone through more extensive alterations.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 4-9-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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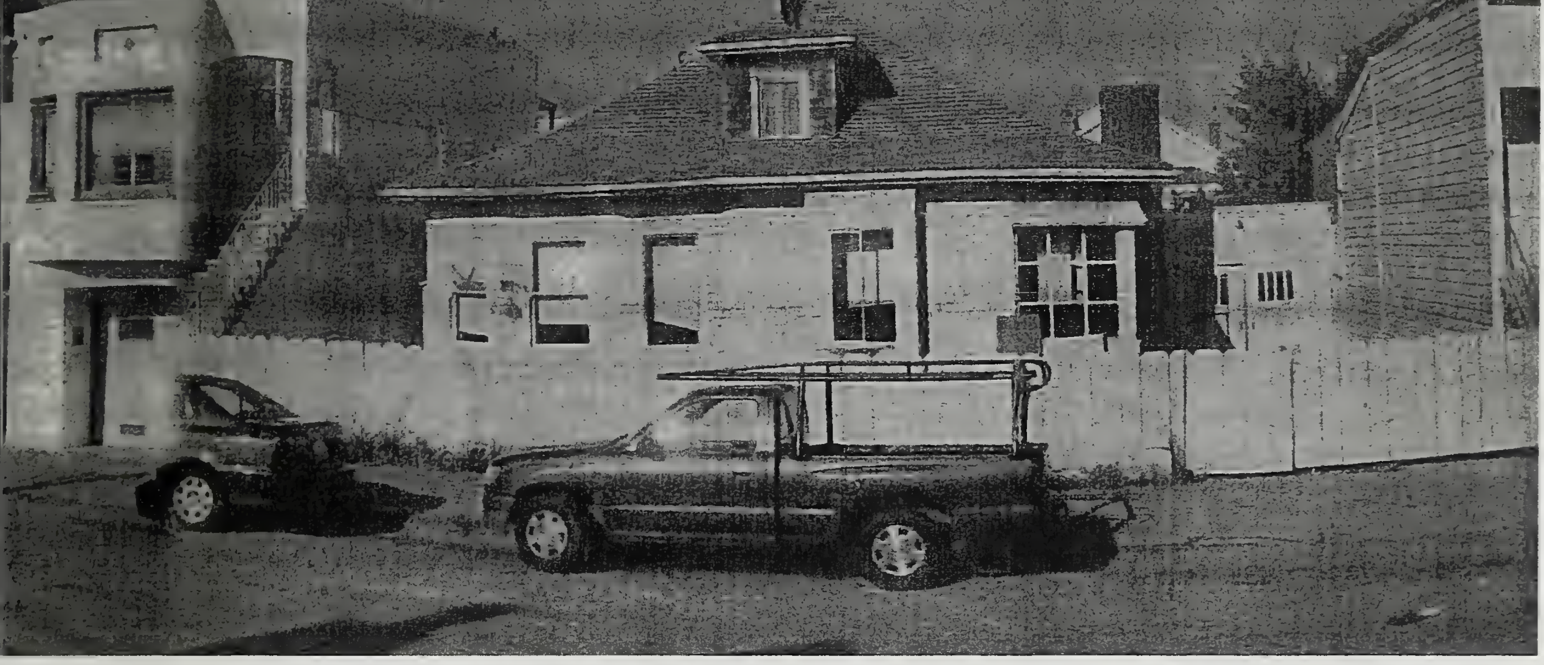

165 Brussels Street

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2007.1350E**
Project Title: **AT&T "Lightspeed" Telecommunications Network Upgrade**
Block/Lot: Multiple Locations
Project Sponsor: Bob Pickard, AT&T California, (415) 644-7043
Staff Contact: Don Lewis, (415) 575-9095,
don.lewis@sfgov.org

PROJECT DESCRIPTION:

AT&T proposes to upgrade its telecommunications network to a high-speed data transmission technology referred to as "Lightspeed," which would enable new services, including internet protocol television. To provide these new services, AT&T would expand its fiber-optic network throughout the City by placing additional fiber through its existing copper conduit currently used for telephone lines. Specifically, AT&T would install up to 850 metal, either tan or light green, 48-inches-high, 50-inches-wide, and 26-inches-deep telecommunications cabinets in public right-of-way to house the Lightspeed electronics. Through the permitting process, 72 of the approximately 850 proposed Lightspeed locations have been selected; however all sites would be within 150 feet of an existing AT&T Serving Area Interface

(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(d)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

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BILL WYCKO
Acting Environmental Review Officer

June 13, 2008
Date

cc: Bob Pickard, Project Contact
M.D.F.
Board of Supervisors
Distribution List

Bulletin Board
Dan McKenna, Department of Public Works
Historic Distribution List

PROJECT DESCRIPTION (continued):

(SAI) cabinet, also located within public right-of-way throughout the City.[1]

Each new installation would involve the following work: pairing a Lightspeed cabinet within close proximity to an existing AT&T SAI cabinet (the copper cross-connect box) to make the necessary fiber/copper connections; excavation for the installation of an approximately 29-inch by 72-inch concrete foundation pad that would support each Lightspeed cabinet: construction of a 36-inch-deep and approximately 4- to 100-foot-long trench run to install conduit from the Lightspeed cabinet to the existing SAI; construction of a 48-inch-deep and approximately 10- to 150-foot-long trench run to connect the cabinet to an existing power source; and an additional 36-inch-deep trench may be required if AT&T needs to replace or repair existing underground telephone conduit to accommodate new fiber placement. In addition, some of the existing SAI cabinets would be enlarged and "re-skinned" with new wiring and room for additional capacity in their existing locations by up to 18 inches in width, 14 inches in depth, and 16 inches in height, and some would be removed from utility poles, enlarged by up to 7 inches in width, 8 inches in depth, and 39 inches in height, and placed on the ground. The majority of these cabinets would be deployed over a three-year period.

AT&T's proposed Lightspeed cabinets would hold the electronics needed to convert the fiber optic signal to a broadband signal that can be transmitted over its existing copper distribution network. The Lightspeed cabinets would not contain transmitters or wireless devices, and would not emit radio frequency radiation. The Lightspeed cabinets would be equipped with a 9-inch attached power panel, a cooling fan, and a back-up battery that would run for up to 8 hours during commercial outages. For prolonged outages, a generator would be temporarily installed to the Lightspeed cabinet.

The proposed project is subject to the requirements for excavation permits in Article 2.4 of the Public Works Code and the requirements of DPW Order No. 175,566 concerning placement of surface-mounted facilities in the public right-of-way.[2] DPW reviews each application on an individual basis and reviews potential impacts that could impede travel on public streets, inconvenience property owners, or otherwise incommode the use of the public right-of-way by the public. DPW will ensure that persons affected by the installation have an opportunity to be heard before an impartial hearing officer appointed by the Director of DPW. The hearing officer would summarize the evidence and testimony and would make recommendations to the Director, who would make the final determination. In addition, AT&T would provide notice to all residents within 300 feet of the work 48 hours prior to the commencement of work.

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[1] Maps of the existing SAI cabinets and addresses of the 72 selected Lightspeed locations are available for review by appointment at the Planning Department, at 1650 Mission Street, Suite 400, as part of case file No. 2007.1350E.

[2] Regulations for Issuing Excavation Permits for the Installation of Surface-Mounted Facilities in the Public Right-Of-Way, DPW Order No. 175,566. This document is available for review by appointment

REMARKS (continued):

Public Views and Aesthetics

In evaluating whether the Lightspeed cabinets would be exempt from environmental review, the Planning Department determined that they would not result in a significant impact to public views and aesthetics. Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed utility cabinet contributes negatively to the visual landscape of the City and its neighborhoods. It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm and the impact of the project on the existing scenic environment. The CEQA Guidelines provide an Initial Study Checklist (Appendix G) which indicates that assessments of significant impacts on visual resources should consider whether the project would result in: (1) a substantial, demonstrable negative aesthetic effect; (2) a substantial degradation or obstruction of any scenic view or vista now observed from public areas; or (3) generation of obtrusive light or glare substantially impacting other properties. The proposed Lightspeed installations would not result in any of these conditions, as described below.

The project sponsor proposes to deploy up to 850 Lightspeed cabinets in a dispersed manner within public rights-of-way. The profile of these cabinets would be visible to passersby and observers from nearby buildings, but may not be noticed by the casual observer. The visual impacts of the cabinets would be confined to the immediate areas in which the cabinets are located. Utility-related facilities in the public rights-of-way are common throughout the City's urbanized environment (e.g., traffic control cabinets and other utility cabinets). AT&T's cabinet installations would generally be viewed in the context of the existing urban background, and the incremental visual effect of the proposed cabinets would be minimal. In addition, the proposed cabinets would not generate any obtrusive light or glare. The Planning Department reviewed photos of existing cabinets in various locations and the photographs support the Department's conclusion that the cabinets would have a negligible effect on public views and aesthetics.

In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find them attractive does not mean that they create a significant aesthetic environmental impact; they must be judged in the context of the existing conditions. For the proposed Lightspeed project, the context is urban rights-of-way that already support similar utility structures dispersed throughout the City. Lightspeed cabinets are thus consistent with the existing, developed environment. The aesthetics of Lightspeed cabinets are similar to other structures in public rights-of-way and therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. Lightspeed cabinets would not be unusual and would not create adverse aesthetic impacts on the environment.

For all the above reasons, installation of the proposed equipment cabinets would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed new cabinets would not result in a significant impact to historic resources.[3] The analysis and conclusions of the HRER are summarized below.

The project proposes to deploy up to 850 telecommunications cabinets on the ground within public right-of-way, and would not be located on individual buildings. Of the proposed 850 new cabinet locations, a number would be located in the public right-of-way within locally designated historic districts, as well as in potential historic districts. Based on the mapped location of the AT&T's existing SAI equipment, the known designated historic districts which may be impacted by the proposed cabinet installations include the Jackson Square Historic District, Alamo Square Historic District, Liberty Hill Historic District, Blackstone Court Historic District, South End Historic District, and Dogpatch Historic District. It does not appear that any of the proposed new cabinets would be located in designated Conservation Districts as defined in Article 11 of the Planning Code. It is possible that a number of the proposed new cabinets would be located in undocumented, potential historic districts. It is possible that a number of the proposed new cabinets would be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new cabinets would be located in close proximity to structures or sites that have not yet been documented, but may be individually eligible for the California Register. Pursuant to the submitted project proposal, AT&T would locate the cabinets such that cabinets are located outside of the boundaries of historic districts whenever possible, and cabinets would be screened by landscaping (shrubs and trees) where possible.

Based on the size and the locations of the proposed cabinets, the Department has determined that the project would conform with the *Secretary of the Interior's Standards for the Treatment of Historical Properties (Secretary's Standards)* for any cabinet installation proposed within a historic district. Furthermore, any cabinet proposed for a district in which the street furniture is considered character-defining would be installed in a manner and in a location that is also consistent with the Secretary's Standards. The proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation,* including but not limited to Standards 9 and 10. Cabinets proposed in historic districts that include character-defining street furniture would be clearly differentiated from historic street furniture, and would not destroy historic materials or spatial relationships that characterize the districts. The proposed new cabinets may be removed in the future without impairing the essential form and integrity of the historic resource. The proposed project calls for the installation of the cabinets in a manner that would allow them to be completely removed without affecting the essential form or integrity of the historic district. The installation of the proposed cabinets would not destroy historic building fabric, and would be completely reversible. If the equipment is removed in the future, the essential form and integrity of the district and its environment would be unimpaired.

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[3] Historic Resource Evaluation Response Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, June 10, 2008. This document is attached.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed cabinets; it does not appear that the proposed cabinets would impact the setting of historic resources in a manner that is considered a significant impact. The proposed new cabinets within historic districts would not significantly impact the character-defining features of the district, nor would the proposed new cabinets negatively impact the integrity of the historic districts. It is unlikely that the existence of the proposed cabinets within the public right-of-way would prevent undocumented historic districts or structures from conveying significance.

Pursuant to DPW Order No. 175,566, for any installation(s) on the property of, or adjacent to a designated local, State or National Historic Landmark, in a Local Historic District in Article 10 of the San Francisco Planning Code, in a Conservation Districts designated in Article 11 of the San Francisco Planning Code, in a California Register Historic District, or a National Register Historic District, AT&T will be required to send notice to the Preservation Coordinator of the San Francisco Planning Department and the Landmarks Preservation Advisory Board.

As noted above, the proposed new cabinets within historic districts would not significantly impact the character-defining features of the district, nor would the proposed new cabinets negatively impact the integrity of the historic districts. Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed utility cabinet makes for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed cabinets to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

The California Environmental Quality Act (CEQA) State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed Lightspeed cabinets are smaller and less noticeable than many of the examples of structures given in Section 15303 as being categorically exempt under CEQA and are smaller than several structures where the ERO issued this same exemption. Thus, the Lightspeed installations are covered by the range of activities properly exempted pursuant to Class 3.

Exceptions to Exemptions/Exclusions from Environmental Review

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where the project would result in a significant cumulative environmental impact (Section 15300.2(b)), where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would damage scenic resources within highway officially designated as a state scenic highway (Section 15300.2(d)), where the project would be located on a site listed as a hazardous waste site pursuant to Section 65962.5 of the California Government Code (Section 15300.2(e)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)). As described below, there are no conditions associated with the Lightspeed facilities that would suggest the possibility of a significant environmental effect under these exceptions.

No Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. The proposed project involves the installation of up to approximately 850 aboveground cabinets throughout the City. By their minimal nature and widely dispersed locations that do not create significant environmental impacts on historic, archeological, or visual resources, the impacts of the cabinets would not aggregate under CEQA to a degree where the project, by itself, would have cumulative impacts.

There is at least one competing vendor providing a similar service to the proposed project, but that vendor's network has already been established, with the majority of their equipment located outside of the public right-of-way. In addition, Planning Department staff is currently reviewing a proposed wireless telecommunication facilities project that involves installing up to 120 cellular phone transmitters onto existing utility poles located in various locations.[4] Since all of these existing and proposed project locations have and would proceed separately at different locations, there would be no foreseeable cumulative impacts due to the proposed project. For the reasons set forth above, this project combined with other ongoing utility and infrastructure work on the public right-of-ways would not contribute to cumulative impacts.

Historical Resources

As described above, the Planning Department concluded that the proposed project would not cause a significant impact to a historic resource. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

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[4] More information regarding this project is available for review by appointment at the Planning Department, at 1650 Mission Street, Suite 400, as part of Case No. 2007.1483E.

State Scenic Highways

Categorical exemptions may not be applied to projects that may result in damage to scenic resources within a highway officially designated as a state scenic highway. While there are eligible scenic highways in the City, there are no officially designated state highways. Therefore, the project would not impact an officially designated state highway.

Hazardous Waste

All Lightspeed facilities would be placed in public right-of-way within street and sidewalk areas. These locations are not listed as hazardous waste sites by the state pursuant to Section 65962.5 of the California Government Code.

Unusual Circumstances

The Planning Department did not find any unusual circumstances that would cause the Lightspeed installations to have a significant effect on the environment. These facilities are not unusual compared to similar utilities structures in the public-right-of way, including other structures also subject to the DPW's Surface-Mounted Guidelines. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

Conclusion

Although the proposed project is not without opposition or controversy, opposition and controversy do not themselves constitute significant environmental impacts, nor do they constitute unusual circumstances that would render use of a categorical exemption inappropriate.

As described above, the proposed project would not have a significant effect on historic resources. Also, there are no cumulative impacts or unusual circumstances surrounding the current proposal that would trigger an exception to the application of an exemption. Therefore, the installations would be categorically exempt under Class 3. For all the above reasons, the proposed Lightspeed installations are appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Planning
Information:
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MEA Planner:	Don Lewis
Project Address:	**AT&T Lightspeed Telecommunications Upgrades**
Block/Lot:	Multiple Locations
Case No.:	**2007.1350E**
Date of Review:	June 10, 2008
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | sophie.middlebrook@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project proposes to install new telecommunications electronics cabinets, to alter a number of existing cabinets, and to insert new equipment into existing cabinets with no alterations in order to upgrade the AT&T network to provide fiber optic technology to San Francisco neighborhoods. The project, as proposed, includes:

- **New Cabinets:** The proposed new cabinets would be located on the ground, within public rights-of-way. The new cabinets measure 48" high, and are either light tan or light green in color. The proposed new cabinets must be placed in close proximity to an existing Serving Area Interface (SAI) cabinet in order to make the necessary fiber/copper connection.
- **Existing Cabinets to be Enlarged in their Existing Locations:** A number of the existing SAI cabinets will be enlarged and "re-skinned" in their current locations. The size of the new SAI "shell" would depend on the size of the existing cabinet in each location. The most common sizes for the new shells are 58" wide, by 26" deep, by 65" high or 58" wide, by 18" deep, by 65" high. Existing cabinets could increase up to 18" in width, up to 14" in depth, and up to 16" in height.
- **Existing Cabinets to be Enlarged and Relocated:** A number of the existing SAI cabinets will be removed from utility poles, enlarged, and placed on the sidewalk within public rights-of-way. The existing cabinets measure approximately 33" in width, 12" in depth, and range from 30" to 57" in height. New, enlarged cabinets would be located on the sidewalk and measure approximately 58" in width, 18" in diameter, and 50" in height.
- **Existing Cabinets to Remain In-Place with Minor Alterations:** A number of existing cabinets will be enlarged by approximately 6", by adding a bolt to the end panel on the existing cabinet.
- **No Changes to the Existing Cabinets:** A number of the existing cabinets can accommodate the new equipment with no exterior changes.

The project sponsor has provided a map that locates the existing SAI cabinets in San Francisco – up to 850 cabinets in total.

AT&T has not identified the precise location of each proposed Lightspeed installation, however each site would be within 150 feet of an existing AT&T Serving Area Interface (SAI) cabinet, also located within public right-of-way throughout the City. To date, AT&T has selected 72 of the approximately 850 Lightspeed locations.

PRE-EXISTING HISTORIC RATING / SURVEY

AT&T has provided a map that illustrates the location of all existing SAI cabinets within the City and County of San Francisco. As noted above, the proposed new cabinets will be located in close proximity to the existing cabinets. There are a number of existing cabinets located within locally designated historic districts, as well as in areas that appear to be potential historic districts. Based on the location of the existing cabinets, and the necessity of placing the proposed new cabinets in close proximity to existing equipment, it appears likely that a limited number of the proposed 850 new cabinets will be located within historic districts or potential historic districts.

The proposed new cabinets will be located within public rights-of-way, and will not be located on individual buildings.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, of the proposed 850 new cabinets, a limited number will be located in the public rights-of-way within locally designated or potential historic districts. AT&T has provided a map of the locations of the existing cabinets.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: Multiple

Notes: As noted above, of the 850 proposed new cabinets, a number will be located within locally designated historic districts. Based on the mapped location of the existing equipment, it appears that new cabinets may be proposed for the following designated historic districts:

- Jackson Square Historic District
- Alamo Square Historic District
- Liberty Hill Historic District
- Blackstone Court Historic District
- South End Historic District
- Dogpatch Historic District

Based on the submitted SAI locations-map as well as the known locations for new equipment, none of the proposed new cabinets will be located in designated Conservation Districts as defined in Article 11 of the Planning Code.

It is possible that a number of the proposed new cabinets will be located in undocumented, potential historic districts.

It is possible that a number of the proposed new cabinets will be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new cabinets will be located in close proximity to structures or sites that have not yet been documented, but that may be individually eligible for the California Register.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: As noted above, a number of the proposed 850 new cabinets will be located within the public rights-of-way of both designated and potential historic districts. It does not appear that the addition of the proposed new cabinets will impact the integrity of any existing or potential historic districts.

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3. **Determination** Whether **the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

Note: As discussed above, the cabinets may be located within designated or potential historic districts. The known, designated historic districts which may be impacted by the proposed cabinet installations include the Jackson Square Historic District, Alamo Square Historic District, Liberty Hill Historic District, Blackstone Court Historic District, South End Historic District, and the Dogpatch Historic District.

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially**

impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes:

Based on information submitted by the project sponsor, it appears that AT&T will conform to the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as applicable, for any cabinet installations proposed within a historic district. In addition, any cabinet proposed for a district in which the street furniture is considered character-defining will be installed in a manner and in a location that is consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as applicable. Pursuant to the submitted project proposal, AT&T will locate the cabinets such that:

- Cabinets are located outside of the boundaries of historic districts whenever possible;
- Cabinets are screened by landscaping (shrubs and trees) where possible.

The Department has considered the potential of the proposed new cabinets in public rights-of-way to impair the ability of historical resources, including historic buildings and historic districts, to convey their significance. The Department has determined that the proposed new cabinets will not significantly impact the ability of historical resources to convey their significance. The Department has further determined that cabinets placed in the public rights-of-way within historic districts that include character-defining street furniture will not impair the district's ability to convey its significance.

The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation.*

> **Standard 9**: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
>
> *Cabinets proposed in historic districts that include character-defining street furniture will be clearly differentiated from historic street furniture, and will not destroy historic materials or spatial relationships that characterize the districts.*
>
> **Standard 10**: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
>
> *The proposed new cabinets may be removed in the future without impairing the essential form and integrity of the historic resource. The proposed project calls for the installation of the cabinets in a manner that will allow them to be completely removed without affecting the essential form or integrity of the*

historic district. The installation of the proposed cabinets will not destroy historic building fabric, and will be completely reversible. If the equipment is removed in the future, the essential form and integrity of the district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed cabinets; it does not appear that the proposed cabinets will impact the setting of historic resources in a manner that is considered a significant impact. It is unlikely that the existence of the proposed cabinets within the public rights of way will prevent future as yet undocumented historic districts or structures from conveying significance.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

   Note: As noted above, the project appears to comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.* It does not appear that locating the proposed cabinets within the public rights-of-way will constitute a significant adverse impact to historic resources.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new cabinets within historic districts will not significantly impact the character-defining features of the district, nor will the proposed new cabinets negatively impact the integrity of the historic districts.

Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed utility cabinet makes for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed cabinets to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 6-10-08

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd, Historic Resource Impact Review File
Jennifer Entine Matz, Mayor's Office of Economic Development

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2005.0473E**
Project Title:	**1200 19th Street**
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	4038/009
Lot Size:	2,495 square feet
Project Sponsor	Tony Kim, Town Consulting, for property owner Abdallah Shami (415) 246-8855
Staff Contact:	Debra Dwyer – (415) 575-9031 Debra.Dwyer@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the northwest corner of 19th and Mississippi Streets in the Potrero Hill neighborhood of San Francisco. The project site is currently a vacant lot. The proposed project is the construction of a four-story-over-garage residential building with two dwelling units and a two-car garage totaling 3,756-gsf. One residential unit located on the ground and second floors would be approximately 2,007-gsf. The other unit would be 1,749-gsf and located on the third and fourth floors. The proposed building would have a two-car-wide garage at the rear of the building accessed via Mississippi Street.

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(b)]

DOCUMENTS DEPT
JUN 17 2008
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PUBLIC LIBRARY

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

June 16, 2008
Date

cc: Tony Kim, Project Sponsor
Debra Dwyer, MEA Division
Tim Frye, Preservation Planner and Neighborhood Planning Division
Supervisor Sophie Maxwell, District 10

Virna Byrd, M.D.F.
Exclusion/Exemption
Distribution List
Historic Preservation Distribution List

REMARKS:

Initially, the proposed project included the demolition of a 1,537-square-foot one-story-over-garage, wood-frame, single-family dwelling on the site, constructed in approximately 1907, and its replacement with a four-story-over-garage structure with two residential units, totaling approximately 4,629-gross-square-feet (gsf). Subsequently, the Planning Department determined that the original building was an historic resource for the purposes of the California Environmental Quality Act (CEQA). A copy of the original Historical Resource Evaluation Response (HRER) is attached. However, on April 10, 2006 a complaint was recorded with the San Francisco Department of Building Inspection (DBI) stating that the brick retaining wall at the rear of 1200 19th Street was about to fall or collapse. On May 1, 2006 the Department of Building Inspection (DBI) ordered emergency demolition of the building, due to a serious and immediate safety hazard at the project location. A Special Inspection and Structural Observation dated May 4, 2006 required demolition sequencing to protect adjacent properties.[1] On May 5, 2006, DBI issued an emergency demolition permit, permit number 200310097076. Following applicable demolition procedures, the original building was demolished on September 14, 2006. Thus, there is no longer an historic resource on the project site.

According to the original HRER, the original structure on the project site was not within an historic character area or a potential historic district.[2] As is typical of San Francisco residential development, the buildings on the surrounding blocks of the project site vary greatly in architectural character.[3] The original HRER evaluation was unable to determine whether or not the proposed project would have an adverse impact on off-site historical resources, and noted that additional work on the building design was needed to meet the residential design guidelines.

Modified plans for the project were submitted in April 2008. The revised project remains a four-story-over-garage, two-unit residential building as in the original proposal. However, the size of the structure decreased by approximately 873 square feet to 3,756-gsf. The revised plans were then evaluated with respect to potential impacts to off-site historic resources. In a Revised Historic Resource Evaluation Response dated May 29, 2008, the Planning Department determined that the proposed project would not have an adverse impact on off-site historical resources as the revised project respects the overall materials, massing, scale, set-backs, and spatial relationships of adjacent structures.[4] Therefore, the proposed project would not result in adverse effects to any historic resources.

Because the project has been determined to have no significant effects on historic resources, the project may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 3.

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[1] San Francisco Department of Building Inspection, Special Inspection and Structural Observation, May 4, 2006. A copy of this document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, as part of Case File No. 2005.0473E.

[2] Historic Resource Evaluation Response memorandum regarding 1200 19th Street from Mat Snyder to Leigh Kienker March 24, 2006. This memorandum is attached.

[3] *ibid.*

[4] Historic Resource Evaluation Response (Revised) memorandum regarding 1200 19th Street from Tim Frye to Debra Dwyer, May 29, 2008. This memorandum is attached.

CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence, not to exceed six units in an urbanized area. The proposed project would construct an approximately 3,756-gsf, four-story-over-garage, two-unit residential building. In addition, the project site slopes down from the front to the back of the lot at an average slope of approximately 16 percent.[5] Construction of a two-car garage at the rear of the new structure would require excavation below street grade. Grading for construction of a building which is exempt from CEQA review under Class 3, even if the project is on a slope greater than ten percent, is exempt from environmental review where the grading is included in the construction permit as it would be under DBI policies and procedures. For the above reasons, the proposed project is appropriately exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change to any historical resources. Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15303(b), or Class 3, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] The relevant excerpt from American Land Surveying, *Topographic Survey of 1200 19th Street*, April 30, 2001. This information is available for review, by appointment, at 1650 Mission Street, Suite 400, San Francisco as part of Case File No. 2005.0473E.

Revised Historic Resource Evaluation Response

SAN FRANCISCO
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MEMO

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Historic Resource Evaluation Response

Revised

MEA Planner: Debra Dwyer
Project Address: **1200 19th Street**
Block/Lot: 4038/009
Case No.: **2005.0473E**
Date of Review: May 29, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposal includes construction of a two-unit, four-story residential structure with off-street parking.

PRE-EXISTING HISTORIC RATING / SURVEY

Currently there is no building on site. Previously a one-story structure, constructed in 1907 occupied the site; however, it was declared hazardous by the Department of Building Inspection and razed.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The surrounding blocks are mixed in terms of architectural styles, though typical of early 20th-Centiry residential development in San Francisco.

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1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: (to be determined after of the survey)

Notes: The subject site is a vacant lot and based review of the surrounding area staff has not determine that the area does not possess any of the characteristics that would identify it as eligible for the California Register.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

There is no resource at the subject site nor has any potential district been identified. An evaluation of integrity was not conducted.

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3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present (*Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: Based on the review of the proposed plans dated April 03, 2008, staff believes that the project respects the overall materials, massing, scale, set-backs, and spatial relationships of the adjacent structures. As such, staff believes that the project, as proposed, shall not create and adverse impact on any adjacent potential historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: FOR
Mark Luellen, *Preservation Coordinator*

Date: 5.29.08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\19th_1200_2005.0473E.doc

Original Historic Resource Evaluation Response

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER **(415) 558-6378**	DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426	ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Leigh Kienker

Project Address: 1200 19th Street
Block: 4038 Lot: 009
Case No.: 2005.0473E
Date of Review: March 24, 2006

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Kelly Pepper
Company:
Address: 185 Berry Street, Suite 5300
Phone: 415-307-5082
Fax:
Email:

Owner
Name: Abdallah Shami
Company:
Address: 491 Pennsylvania Avenue
Phone: 415-695-1503
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing single-story-over-garage single-family residence and construct a four-story two-dwelling structure.

Pre-Existing Historic Rating / Survey
The subject site does not have any existing historic ratings or has been included in any surveys.

Historic District / Neighborhood Context
The surrounding blocks are not designated as a historic district and are very mixed in terms of architectural styles, though generally typical of San Francisco residential development. The new structure will need to comply with the Residential Design Guidelines.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine *(HRER recommended)*
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine *(HRER recommended)*
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The subject building appears to have been constructed in 1907. It first appears on the Sanborn Maps in 1913; water records indicate that water was turned on in 1907, which suggests that it was constructed as a result of the San Francisco earthquake. Small buildings of this size were constructed as a result of the earthquake in several neighborhoods, like Potrero Hill, that were not destroyed by the earthquake and fire. Because it is likely to be a specific example of post-quake reconstruction, staff believes it is most likely to be eligible for the California Register under Criterion 1 "Events". Staff also believes the project is most likely eligible under Criterion 3 "Architecture". The building, while suffering from deferred maintenance, appears to have retained a high degree of integrity for a 99-year old vernacular structure. Because the entire history of the building is still unclear, the project sponsor may want to engage an architectural historian to do more research on the subject structure and its historic context through an Historic Resource Evaluation Report (HRER). Beyond the usual information and analysis asked for in HRER, additional analysis of the building's structure, construction method, and materials, and how they relate to vernacular building in general, and post-quake construction specifically. The subject building does not appear to be eligible for the California Register under*

Criterion 2, "Persons".

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: As noted above, despite the building's suffering structural condition, it appears to have retained a very high degree of architectural integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☒ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

If the building is a resource, a majority of the small cottage should be retained to avoid an unavoidable significant impact – at the very least, the front portion that includes the gabled roof. Any addition should be well delineated from the original structure. Because its small size is a key character-defining feature, a vertical addition above the existing structure would likely be inappropriate.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☐No ☒Unable to determine

Note: The project will need to continue to work on the design to assure that it meets the Residential Design Guidelines

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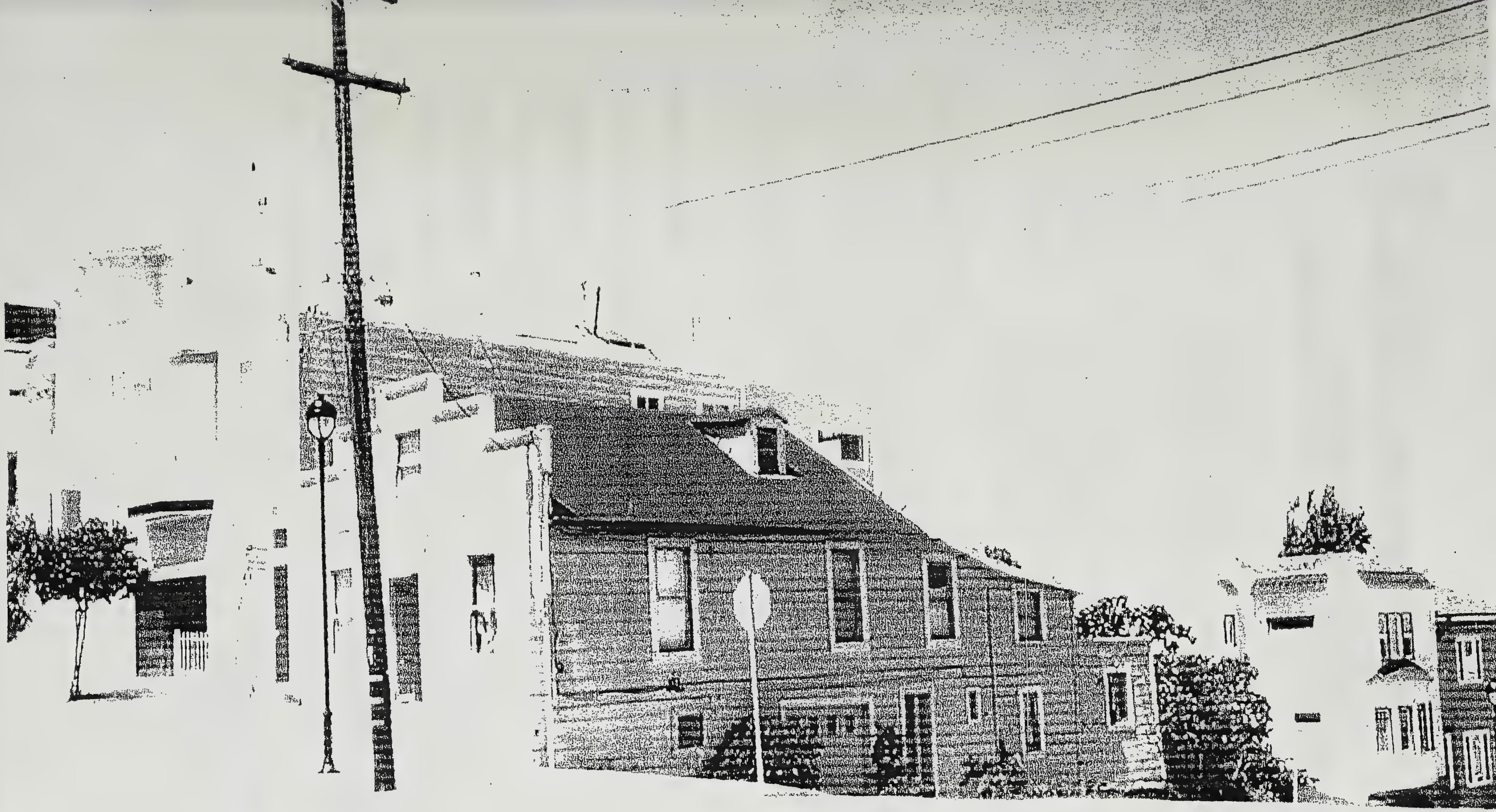
PRESERVATION COORDINATOR REVIEW

Signature ________________ Date: 3-28-06
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File

Original structure at 1200 19th Street



1200 19th Street - prior building on site demolished September 14, 2006

5. 12. 2005

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2008. 0461E**
Project Title:	**1600 Great Highway**
Zoning:	RH-2 (Residential House District, Two-Family) 40-X Height and Bulk District
Block/Lot:	1895/043
Lot Size:	5,623 square feet
Project Sponsor	Richard Gillern, Authorized Agent for Sunset Cooperative Nursery School, (415) 860-6104
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The 5,623 square-foot project site is located on the east side of Great Highway on a block bounded by Lawton Street to the north and Moraga Street to the south in San Francisco's Outer Sunset neighborhood. The proposed project would demolish the existing 2,100 square-foot, one-story, Sunset Cooperative Nursery School building constructed in approximately 1951 and construct a new 2,420 square–foot, one-story over mezzanine nursery school. The proposed project would not increase the current staff or student capacity of the school.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 2 [State CEQA Guidelines Section 15302(a)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

June 18 2008
Date

cc:

Richard Gillern, Project Sponsor
Elizabeth Watty, Planning Department
Supervisor Carmen Chu, District 4

Historic Distribution List
Bulletin Board
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (Continued):

The existing nursery school building is approximately 12′ - 0″ in height and the new proposed nursery school building would have a maximum height of 20′-8″ in the entry portion of the proposed building and 10′- 6″ at the rear and eastern portions of the proposed building.

The existing nursery school building is seismically compromised due to a reinforced masonry block exterior, bearing walls that have extensive corrosivity, and decaying structural rebar along the side walls. The proposed building would provide an earthquake-resistant structure for the Sunset Cooperative Nursery School. The existing nursery school currently has no off-street parking and no off-street parking is proposed. The proposed project would require conditional use authorization for operating a child care facility which provides service for 13 or more children in an RH-2 District, a variance for the required number of off-street parking spaces, and a variance for the required rear yard setbacks.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether the existing building at 1600 Great Highway is a historical resource as defined by CEQA. In a memorandum dated June 2, 2008, the Planning Department determined that the existing building on the project site, which has no historical ratings, is not an historical resource as defined by CEQA.[1]

The existing building on the project site is a single-story nursery school structure that was constructed in approximately 1951. The building consists of a concrete block with a row of clerestory windows on the north and west elevations, full height glazing on the east elevation (facing the play yard), and a roof line split into three sections, each of which is flat. The nursery school was constructed in the International Style, and has had only minor alterations, including a small rear yard addition that was constructed in 1971.

As described in the memorandum, the existing building site does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons, or architecture.[2] While it does retain integrity with respect to location, association, design, workmanship, setting, feeling and materials, the building does not embody an authentic type, period, region or method of construction, nor does it appear to represent the work of a master or possess high artistic values. For these reasons, the demolition of the existing nursery school building at 1600 Great Highway would not result in a significant effect on an individual historic resource.

The project site is located within a residential neighborhood characterized by one and two story single and two family residences constructed in a range of architectural styles that date to the early and middle twentieth century. It does not appear, therefore, that the project site is located within a potential historic district. Therefore, the proposed demolition of the existing building would not have an adverse effect on off-site historical resources as defined by CEQA. [3]

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[1] Historic Resource Evaluation Response Memorandum for 1600 Great Highway from Sophie Middlebrook, Preservation Technical Specialist, to Chelsea Fordham, Major Environmental Analysis June 2, 2008. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

Due to the proposed localized excavation, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated April 29, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.[4] The localized excavation has the potential to disturb soils; however, the proposed ground disturbance would be shallow and limited to 1.5 feet below ground surface. Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

CEQA State Guidelines Section 15302(a), or Class 2, provides an exemption from environmental review for the replacement or reconstruction of existing schools and hospitals to provide earthquake-resistant structures which do not increase the capacity by more than 50 percent. The proposed project would result in the demolition of the existing 2,100 square-foot nursery school building and the construction of a new 2,420 square-foot earthquake-resistant nursery school building. The proposed project would not increase the student or staff capacity of the nursery school. Therefore, the proposed project would be exempt from environmental review under Class 2.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department to Chelsea Fordham, San Francisco Planning Department, April 29, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0461E.

SAN FRANCISCO
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MEMO

Historic Resource Evaluation Response

1650 Mission St.
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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Chelsea Fordham
Project Address:	**1600 Great Highway**
Block/Lot:	1895/043
Case No.:	**2008.0539E**
Date of Review:	June 2, 2008
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | Sophie.Middlebrook@sfgov.org

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PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing single-story nursery school/day care center located on the southwest corner of Lawton Street and the Great Highway, and to construct a new nursery school structure that utilizes the existing structure's footprint and existing open space. The proposed new structure will have a maximum height of approximately 21′ at the west, entry portion of the building, and the roofline will gradually slope down to 10′6″ at the rear and east sides.

The existing facility measures a maximum of approximately 12′ in height with approximately 2,100 square feet of interior space. As proposed, the new building will provide approximately 2,420 square feet of usable interior space, including 420 square feet of interior loft space.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the subject building was constructed in 1951. Information submitted by the project sponsor indicates that the structure has been used as a nursery school/day care center since its original construction.

Although the subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category C" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the southeast corner of Lawton Street and the Great Highway, on an L-shaped lot within an RH-2 Zoning District and a 40-X Height and Bulk District. The nursery school is located within a residential neighborhood characterized by one- and two-story single- and two-family residences constructed in a range of architectural styles that date to the early and middle twentieth century. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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[1] Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property appears to have been constructed in 1951. The subject property appears to have been constructed just after the mid-century residences along Lawton Street were built, and has been in continuous use as a nursery school since its construction. However, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

No persons of known historical significance appear to have been associated with the subject building.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a single-story nursery school structure constructed of concrete block with a row of clerestory windows on the north and west elevations, full height glazing on the east elevation (facing the play yard), and a roof line split into three sections, each of which is flat. The nursery school was constructed in the International Style, and has had only minor alterations, including a small rear addition that dates to 1971, since its original construction.

The subject building does not appear to have specific characteristics that appear to clearly or definitively embody an authentic type, period, region, or method of construction, and does not appear eligible for the California Register.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject buildings are likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes:

It appears that the subject building stands largely intact and has not been significantly altered since the time of construction. As noted above, it does not appear that the subject building is eligible for the California Register.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, it does not appear that the subject building is an historic resource for the purposes of CEQA, nor does it appear that it is located within a potential historic district. It does not appear that the proposed project will have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 6-3-08

Mark Luellen, *Preservation Coordinator*

CC:

Elizabeth Watty, Neighborhood Planner, SW Quadrant
Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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SUNSET CO-OP
NURSERY SCHOOL

a.94.jpg

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PLANNING DEPARTMENT

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Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008. 0179E**
Project Title:	**4222 18th Street**
Zoning:	Castro Street Neighborhood Commercial District 40-X Height and Bulk District
Block/Lot:	2648/017
Lot Size:	1,873 square feet
Project Sponsor	Peter Lam, Authorized Agent for Owners of the Bolton Family Trust, (415) 572-5887
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

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58
59
6/18/0

PROJECT DESCRIPTION:

The 1,873 square-foot project site is located on the north side of 18th Street between Collingwood Street to the east and Diamond Street to the west in San Francisco's Castro neighborhood. The existing building on the project site, which was constructed in 1902, is an approximately 3,130 square-foot, two-story over garage, two-unit mixed-use building.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 18, 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc:

Peter Lam, Project Sponsor
Cecilia Jaroslawsky, Planning Dept.
Bevan Duffy, District 8, Board of Supervisors

Bulletin Board
Virna Byrd, M.D.F.
Historic Distribution List

DOCUMENTS DEPT.

JUL 11 2008

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PROJECT DESCRIPTION (Continued):

The proposed project involves the conversion and alteration of the existing 1,208 square foot ground-floor one car garage into a commercial use. This would require the removal of the existing garage door and the replacement with a storefront entrance and window. The remaining proposed alterations would consist primarily of interior renovations. The building height and footprint would not be altered as a result of the proposed project. The proposed project would require a variance for the elimination of the required one off-street parking space.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located at 4222 18th Street is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER), 4222 18th Street does not appear to be eligible for listing in the California Register of Historical Resources as an individual resource under Criteria 1 (Events), Criteria 2 (Persons), and Criteria 3 (Architecture). However, the property does appear to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criteria 1 (Events) and Criteria 3 (Architecture).[1]

The existing building is a two-story over garage mixed use building constructed in approximately 1902 as two-flats. The project site is an example of a Queen Anne row house with a gabled roof.

The property is included in the 1976 Citywide Architectural Survey, which notes its relationship with the adjacent buildings, and indicates the existence of a potential historic district based on shared architectural characteristics. The project site appears to be significant based on its contribution to a row of three identical Queen Anne style row houses located directly adjacent to the project site at 4214-16 and 4226-28 18th Street. These three buildings share architectural characteristics and retain integrity of settings and feeling. Additionally, the project site could also be significant as a contributor to a potential historic district under the events criteria. As described in the attached HRER, the project site represents the earliest development pattern of the Castro neighborhood and is considered to be important to understanding the transformation of the Castro neighborhood from a working class neighborhood to its current significance within the Gay, Lesbian, Bisexual, and Transgender (GLBT) Community. However, a historical survey is needed to determine if the collection of buildings that defines the Castro Neighborhood Commercial District also defines a historical district.

The project site retains a high degree of integrity with respect to design, materials, and workmanship since the only exterior alteration to the building is the garage addition.[2] Additionally, because of the building's association with 4214 – 4216 and 4226 – 28 18th Street, the project site retains integrity with respect to setting, feeling, and location.[3] Therefore, the project site is considered a historical resource under CEQA based on its likely contribution to a potential historic district under the events and architecture criteria.

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[1] Memorandum from Michael Smith, Preservation Technical Specialist, to Chelsea Fordham, Environmental Planner, Major Environmental Analysis, May 6, 2008.

[2] Smith, May 6, 2008, p. 3.

The Planning Department assessed whether the proposed project, which would replace the existing garage door with a traditional wood storefront within the same opening, would result in a substantial adverse change to the historical resource. As discussed in the attached HRER, the proposed changes would comply with the Secretary of Interior Standards because they are confined to a nonoriginal portion of the building and they are compatible with the style and materials of the building.[4] Additionally, the proposed project would not alter the building relationship with 4214-16 and 4226-28 18th Street. Therefore, the proposed project would not have an adverse effect on off-site historical resources.[5]

The proposed project would not involve any ground disturbance. Therefore, the Planning Department determined that the proposed project would not result in any potential impacts to CEQA-significant archeological resources.

Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would result in the conversion and alteration of the approximately 1,208 square foot garage into a 1,208 square-foot commercial space, which would require the removal of the existing garage door and the replacement with a store entrance and window. Therefore, the proposed additions and alterations to the residential building are exempt from environmental review under Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is a historical resource under CEQA, after analyzing the proposed project, the Planning Department preservation staff concluded that it would not cause a substantial adverse change in the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project is therefore exempt under the above-cited classification. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[3] Ibid

[4] Ibid

[5] Ibid.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Chelsea Fordham
Project Address: **4222 18th Street**
Block/Lot: 2648/017
Case No.: **2008.0179E**
Date of Review: May 6, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to change the use of the ground floor space to a commercial use and replace the garage entry with a ground floor store front.

PRE-EXISTING HISTORIC RATING / SURVEY

The Office of the Assessor-Recorder indicates a construction date of 1902. The subject property is listed on the Planning Department's 1976 Architectural Survey for its relationship with the adjacent buildings, 4214-16 and 4226-28 18th Street. Because the building is listed on the 1976 Architectural Survey it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located within the Castro Neighborhood Commercial zoning District on 18th Street between Diamond and Collingwood Streets. The immediate context is a mixture of multi-family dwellings, residential flats, and small-scale mixed-use and commercial buildings. The south side of the street is defined by a Supermarket that has 125' of frontage on 18th Street.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building represents the earliest development patterns within the Castro neighborhood. This and the surrounding buildings are important in understanding the transformation of the Castro Neighborhood from a working class neighborhood to its current significance within the GLBT Community. A historical survey is needed to determine if the collection of buildings that define the Castro Neighborhood Commercial District also define a historical district.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

A complete owner history for the subject building was not submitted. As a result, it is unknown whether the building is associated with the lives of persons who are important in our local, regional, or national past.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

4222 18th Street is an example of a Queen Anne row house that was constructed as two flats. The design is common in older San Francisco neighborhoods. The original architect for the building is unknown. There are no notes about the building in the Department's 1976 Architectural Survey but it is assumed that the building was listed because it is part of an identical row of three Queen Anne's with high visual integrity. The building is not the work of a master and it does not possess high artistic value.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

Notes: Based on the criteria, staff believes that the subject building is not individually eligible for inclusion on the National Register but could be eligible for the California Register as a contributor to a potential historic district under the events criteria.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The subject property is an example of a Queen Anne building with a gabled roof that was designed as two dwellings. The building retains integrity of design, workmanship, and materials because the only exterior alteration to the building is the garage addition. Because of the property's association with 4214-16 and 4226-28 18th Street the building retains integrity of setting and feeling. The building retains integrity of location because it has not been moved. Outside of 4214-16, 4220-22, and 4226-28 18th Street the overall block face has a mixed character that impacts the subject property's setting. On balance, the building has excellent historic integrity.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The project involves replacing the existing garage door with a traditional wood storefront within the same opening. The proposed changes comply with the Secretary of Interior's Standards because they are confined to a nonoriginal portion of the building and they are compatible with the style and materials of the building.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

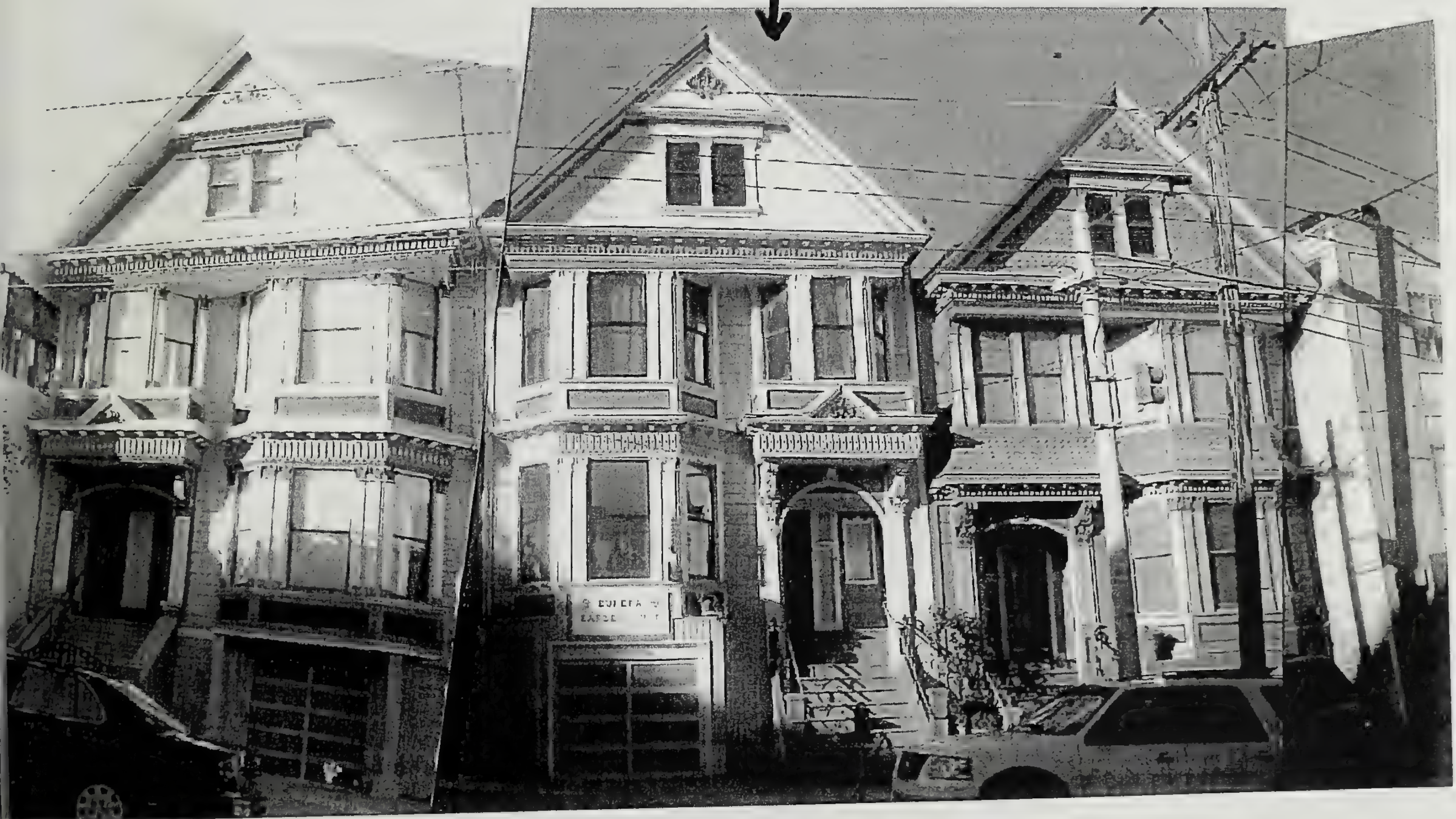
☐ Yes ☒ No ☐ Unable to determine

Notes: The project would not later the building's relationship with 4214-16 and 4226-28 18th Street, therefore, it would not alter any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-5-08
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Chelsea Fordham / MEA Planner



4222 - 18 st.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Case No.:	**2008.0552E**
Project Title:	**Pier 17; Tcho Chocolate Production Facility at The Embarcadero**
Zoning:	M-1 (Light Industrial) District 40-X Height and Bulk District Northern Waterfront Special Use District No. 1
Block/Lot:	Block 9900, Lot 017
Lot Size:	108,000 square feet (the Pier 17 transit shed)
Project Sponsor	Stephen Miller, Reuben & Junius LLP 415-567-9000, representing Louis Rossetto, TCHO Ventures, Inc. 415-981-0189
Staff Contact:	Jeremy D. Battis – 415-575-9022 jeremy.battis@sfgov.org

PROJECT DESCRIPTION:

The proposed project is for a 24,427 square foot (sq ft) chocolate production facility and related uses at the Port of San Francisco's Pier 17 transit shed. The project would consist of a 9,785-square foot chocolate production area; a 2,200-square foot retail area; a 1,200-square foot demonstration kitchen; 6,377 square feet of inventory and raw materials storage space; 3,548 square feet of office space; 884 square feet of accessory food processing uses; and 433 square feet of toiletry uses. The proposed project would not expand the existing 1912 warehouse building (former transit shed) envelope or change the site's existing seven off-street parking spaces and one loading space. Exterior modifications to the building would be limited to the installation of five storefront systems within existing openings on the south side of the building, and at the front of the building, the addition one new window along with new storefront glass windows to be installed behind the existing steel roll-up security doors. Interior tenant improvements would include the installation of food production equipment and relocation of some interior partition walls. The chocolate production facility would also occupy for office purposes an adjacent 235-square foot building on Pier 17, which would not be physically altered. The project site is bound by Pier 19 to the north, the San Francisco Bay to the east, Green Street to the south, and The Embarcadero to the west.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines, Section 15301(a)]

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 18 2008

Bill Wycko
Acting Environmental Review Officer

Date

cc:	Stephen Miller, Project Sponsor	Historic Distribution List
	A. Light & V. Wise, Planning Dept	Bulletin Board / MDF

REMARKS (continued):

The proposed project would occupy a portion of the Port of San Francisco's Pier 17, which is a contributor to the Port of San Francisco Embarcadero Historic District, which is listed on the National Register of Historic Places. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource. The Department determined that the proposed addition would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Standards for the Treatment of Historic Properties*) and would not result in an adverse impact to a historic resource (see attached Historic Resource Evaluation Response (HRER) memorandum).[1]

The determination that the proposed project would conform to the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* was based on the following:

1. The proposed project would result in only limited changes to the exterior of the building, all of which are located within an area constructed as an addition in 1955-56, an era outside of the structure's period of significance;

   These changes are as follows:
   - At the south façade, the project would add storefronts that would be compatible with the existing structure and would be located within existing openings;
   - At the front (west) façade, the project would add a new bay of windows that would be compatible with the existing structure;

2. Where changes would alter areas of the structure, namely interior wall partitions, dating from the pier's period of significance, the alterations would be reversible and would not destroy historic materials. Moreover, the proposed interior changes would not compromise the overall feeling of the interior volume.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties,* it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

As previously described, the proposed project consists of a new 24,427 sq ft food production facility to be located within the 108,000 sq ft Pier 17 transit shed. The proposed project would reallocate existing building space with no expansion of the existing building envelope. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for modifications to existing facilities, including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Therefore, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project would not result in a substantial adverse change to a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from April Hesik, Preservation Resource Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for Pier 17*, March 20, 2007. This document, prepared for Case File No. 2006.1380E, a substantially similar project, was approved by the Department for use in the analysis of the proposed project because the two projects' historic context issues and finding of meeting the Secretary of the Interior's Standards are essentially identical. This document is available for review by appointment at 1650 Mission Street, Suite 400, San Francisco, Calif., as part of Case File No. 2008.0552E.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Virna Byrd
Project Address: Pier 17
Block: 9900 Lot: 017
Case No.: 2006.1380E
Date of Review: March 20, 2007

Planning Department Reviewer:
April Hesik
(415) 558-6602
april.hesik@sfgov.org

Preparer / Consultant:
Name:
Company: Carey & Co., Inc.
Address: 460 Bush St., San Francisco, CA 94108
Phone: (415) 773-0773
Fax: (415) 773-1773

Owner:
Name: Rich Rovetti
Company: Port of San Francisco
Address: Pier 1, San Francisco, CA 94111
Phone: (415) 274-0453
Fax: (415) 274-0578

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to alter the interior of the existing Pier 17 transit shed by constructing a 9,030-square-foot chocolate production area, a 2,200 –square-foot retail area, and 1,200-square-foot demonstration kitchen. No expansion of the building envelope is proposed. Exterior changes would be limited to the installation of an additional window at the front of the shed and the installation of five storefront systems within the existing openings on the south side of the shed. Interior tenant improvements would include the installation of chocolate-processing equipment in the production area, the removal of some interior partition walls, and the construction of new partition walls.

Pre-Existing Historic Rating / Survey:

- Pier 17 is a contributor to the Port of San Francisco Embarcadero Historic District, which was listed in the National Register of Historic Places on May 12, 2006.

Historic District / Neighborhood Context:
The Port of San Francisco Embarcadero Historic District consists of over twenty piers and remnants of piers, a bulkhead wharf in twenty-one sections, a seawall, the Ferry Building, the Agriculture Building, and a collection of smaller buildings. These features are located along a three-mile stretch of San Francisco's waterfront in a discontiguous band broken into two parts separated by a water channel — China Basin. While most of the district lies north of China Basin, an area consisting of features associated with Pier 48 lies south of it. Within the boundaries of the district, the great majority of resources are eligible for the National Register of Historic Places, either individually or as contributors to the historic district.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes, Period of significance: 1878-1946

The Pier 17 transit shed is a contributor to the National Register Port of San Francisco Embarcadero Historic District. Pier 17 and its adjacent bulkhead wharf were built in 1912. In accordance with the policy of a new board of harbor commissioners, this pier was built out of wood instead of fireproof materials, and no bulkhead building was constructed. It is one of two piers, along with Pier 36, that was built without an ornamental bulkhead front. In 1955-1956, Pier 17 and Pier 15 were widened on their south and north sides, respectively, and the area between them was filled — this area between Pier 17 and Pier 15, called Pier 15-17 "valley" by the Port's Engineers (including a connecting shed at the east end) is a Non-Contributing Resource that post dates the period of significance. In 1958 the west facade of Pier 17 was altered to approximately its current appearance.

The transit shed, also built in 1912, is made almost entirely of wood. The walls are stud-framed, and the gabled roof is made of wood planks. The roof is supported by elaborate trusses. Two longitudinal trusses run the entire length of the shed, and many transverse trusses span the width of the shed. In each truss, bottom and top chords are made of wood. Vertical posts are made of metal rods, and diagonal truss members are wood. All wood members are solid save for diagonal braces at the sides, which are composed of paired planks. The roof rises in the center to form a monitor that runs continuously along the full length of the shed. A wood king post rises from each transverse truss to add strength to the structure of this monitor. Windows in the monitor have wood muntins and frames. In every third bay, a metal louvered vent can be found in place of a window.

The rear (east) facade of Pier 17 retains its original appearance. The facade is gabled, and rises in the center to the end of the monitor. The facade is clad in wood v-groove siding, save for some patching of channel rustic. A pair of sliding wood doors, with panels formed by heavy framing, open onto the apron. A sign reading "PIER NO. 17." is formed of wood letters, and framed by wood boards, above this pair of doors.

The west facade, facing the Embarcadero, was originally almost identical to the east facade in appearance. The only difference was the presence of a door for pedestrians. An addition along the south side of the transit shed that may have been built around 1948 was altered with the addition of a large window in 1951. At an unknown date (before 1958) windows were added to this facade. In 1957, a small restaurant space inside the southwest corner of the original transit shed was expanded. In 1958, the west facade was remodeled to approximately its current appearance. The "PIER NO. 17" sign was removed, the fenestration and trim were modified, and the exterior surface was covered with stucco. The wood sliding doors remained in place, and the door track was built out so the doors would clear the new coat of stucco. The original wood siding is still visible through the studs from the interior of the shed. Except for subsequent changes to the window and door sash, and to signage, the front of the building has not been altered since 1958.

The north wall of the transit shed is similar in materials and finish to the east facade. Siding is v-groove, and numerous pairs of wood sliding doors can be found in this wall. One pair of wood doors in this wall has been replaced by a metal roll-up door. In 1966, door openings on the north side were enlarged.

Offices were built into the southwest corner of the transit shed. This structure is clad in channel rustic siding, and windows are variously four-over-four wood sash, and wooden hopper windows. The first story interior has been largely altered, but the second story is essentially intact, save for the addition of partitions that divide the two original offices into four rooms. Walls, floors and ceilings are wood. Trim includes ceiling moldings, baseboards, and board window casings, all of wood.

In 1955-1956 Pier 17 and Pier 15 were each widened, to the south and north, respectively. When Pier 17 was widened, the entire south wall was removed and a new structure was built over the former south apron. This addition has wood framed walls and a shed roof that is supported by steel trusses and steel I-beams. Metal fire baffles are attached to some of the trusses. The front (west) wall is covered with stucco. A band of steel sash wire glass windows stretches across the front of this wall and in the new south wall. The south wall is also punctuated by many roll-up steel doors. A wood and steel canopy overhangs the loading dock on the south side of the addition. At an unknown date fixed wood sash windows were added to the west facade of the 1953 addition. In 1959, the monitor was altered. In 1976 and 1986, repairs were made to roof trusses.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Despite alterations conducted after 1946, the project site retains all aspects of integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☒ Category A (1/2) ☐ Category B ☐ Category C

The Pier 17 transit shed is a historical resource because it is a contributor to the Port of San Francisco Embarcadero Historic District, which is listed in the National Register.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See explanation below of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration.)

The project appears to meet the Rehabilitation Standards. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, or additions while preserving those portions or features which convey its historical, cultural, or architectural value." The project includes only limited changes to the exterior of the building. At the front (west) facade, one new bay of windows will be added in the 1955-1956 addition, which was constructed after the resource's period of significance. At the south façade, also constructed in 1955-1958, new storefronts will be installed within the existing openings behind the existing metal roll-up doors, which will be retained. The alterations will not destroy historic materials since the affected facades post-date the building's period of significance, and the design of the new windows and storefront systems will be compatible with the existing structure. On the interior of the building, the majority of the tenant improvements will occur within the 1955-1956 addition. The partition walls to be removed within the addition are not character-defining features of the interior. The interior changes that would occur within the historic portion of the building are limited to the rehabilitation of one interior window and the construction of two partition walls to accommodate the retail space. The new partition walls would partly obscure some the historic fabric of the interior the building, namely a portion of the historic office partitions. However, since the historic partitions would not be destroyed, the alterations would be reversible. Moreover, the construction of the new partitions would not unduly compromise the overall feeling of the interior volume.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

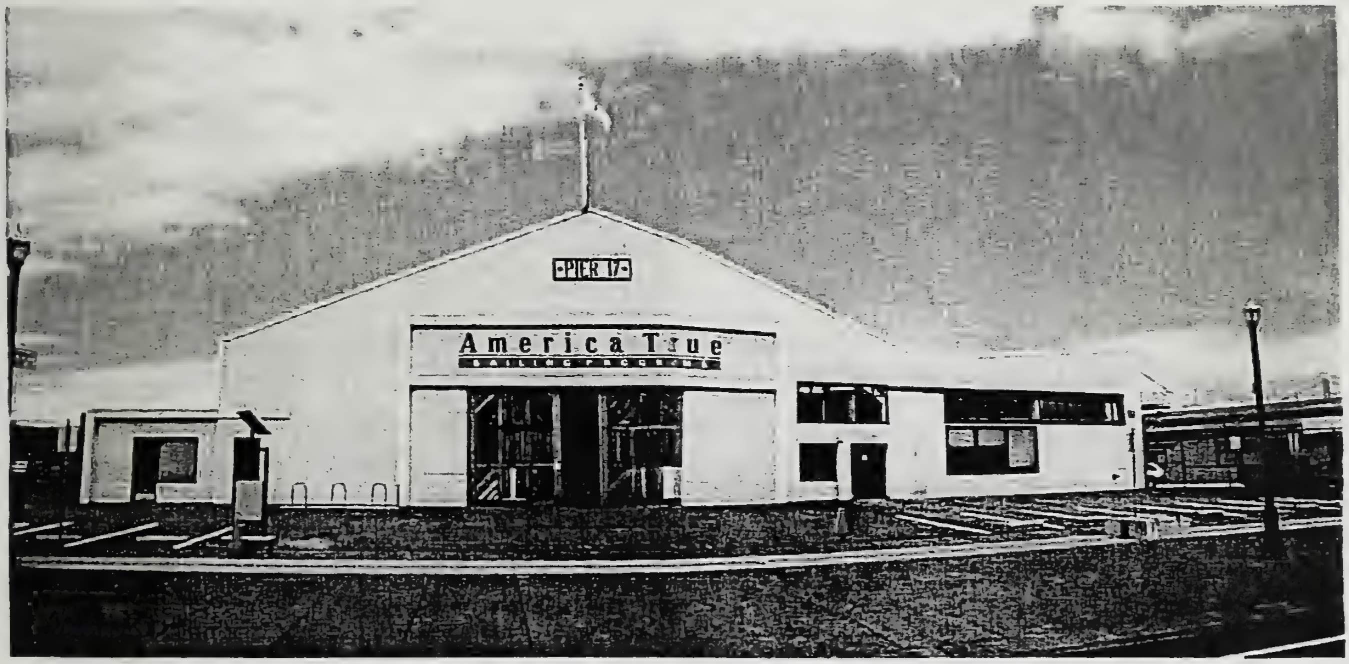
The proposed project would not have an adverse effect on other contributing resources to the Port of San Francisco Embarcadero Historic District. The modest exterior changes proposed are consistent with the Rehabilitation Standards and will not compromise the integrity of the District.

PRESERVATION COORDINATOR REVIEW

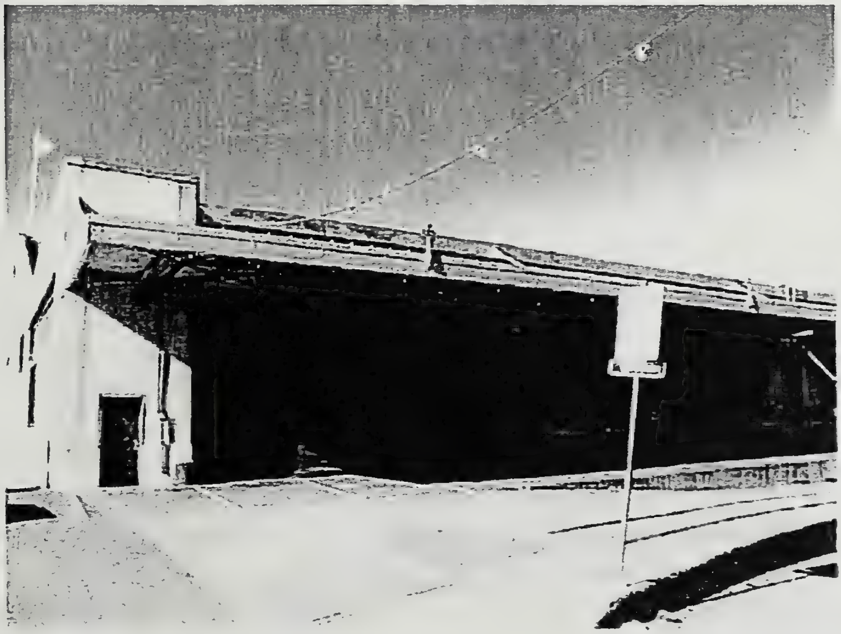
Signature: Date: 3-20-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

Xocomaya Pier 17 Elevations


PIER 17
America True
SAILING PROGRAMS

Pier 17 Front (camera facing East)
(Composite photo)



Pier 17 Side (camera facing North)

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
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San Francisco,
CA 94103-2479

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Case No.:	**2007.1471E**
Project Title:	**807 Francisco Street**
Zoning:	RH-1(D), 40-X
Block/Lot:	0048/014A
Lot Size:	5,153 square feet
Project Sponsor:	Gregory Iboshi, Huang Iboshi Architecture (415) 217-7055
Staff Contact:	Don Lewis (415) 575-9095, don.lewis@sfgov.org

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59
6/18/08

PROJECT DESCRIPTION:

The proposed project is a third-story addition, measuring approximately 28 feet wide by 35 feet deep, at the rear of the existing two-story, 25-foot-tall, single-family residence. The proposed addition would be constructed behind the existing addition located at the front portion of the roof which was part of the extensive alteration by Joseph Esherick in 1963 which included raising the existing ceilings and the addition of the sky room. The proposed addition would be for a master bedroom suite and would have a slanted roof at the north wall. The proposed alterations would increase the size of the building by 782 square feet and its overall height by 4 ½ feet. The finished building would be 35 feet tall, three stories, and approximately 5,296 square feet in size. The two off-street parking spaces located at the basement level would remain. The project site is located on the south side of Francisco Street between Hyde and Leavenworth Streets in the Russian Hill neighborhood. The subject property is listed in the Here Today Survey and is rated as "2" in the 1976 Planning Department Architectural Survey.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 18, 2008

BILL WYCKO
Acting Environmental Review Officer

Date

cc: Gregory Iboshi, Project Contact
David Lindsay, NW Quadrant
Supervisor Aaron Peskin

Historical Preservation List
Bulletin Board
M.D.F

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the 807 Francisco Street property appears eligible for listing in the California Register as an individual resource under Criteria 2 (Persons) and 3 (Architecture).[1] The HRER Memorandum notes that, in June 2003, the Planning Department assessed a separate development proposal at the project site under Case No. 2002.0444E[2] and determined that the subject property is an historical resource.[3] In addition, the surrounding area was determined to be quite diverse in style and construction dates, and did not display sufficient continuity to constitute a potential historic district. The building does not appear to have undergone any subsequent major alterations and there is no new information that would change this original determination, which is discussed in further detail below.

Research has not revealed information indicating that any of its owners or occupants were associated with events that have made a significant contribution to the broad patterns of history (Criterion 1, Events). However, the subject property is associated with the life of Dr. Mary R. Botsford (1865-1939) who could be considered important both locally and nationally, as the first Californian to continually dedicate her practice to anesthesia, beginning in 1897, and as the first professional anesthesiologists in the United States. The project site therefore appears eligible for listing under Criterion 2 (Persons).

The 807 Francisco Street building was constructed in 1880 and appears to have been subsequently altered in 1917 by Walter D. Bliss and William B. Faville, who were among the most established and well-respected architects in San Francisco in the first quarter of the 20th century. Bliss and Faville worked as partners in San Francisco from 1898 to 1925, and designed numerous buildings including an inordinate number of bank buildings as well as buildings for the Panama Pacific International Exposition (PPIE). Examples of their more prominent work include the Metropolitan Club (c1916 & c1922), the St. Francis Hotel (c1920), the Geary Theater (c1909), the Southern Pacific Building (c1916), the Matson Building (c1921), and the Palace of Education (c1915). Of the two architects, Faville was somewhat more prominent, serving on the architectural committee of the PPIE of 1915 and as the national president of the American Institute of Architects from 1922 to 1924. The 807 Francisco Street building is typical of their conservative designs that appealed to those seeking to convey a respectable and solid image. The 807 Francisco Street building was also altered in 1963 by architect Joseph Esherick. The alteration has not detracted from the original character of the Bliss and Faville design and appears to contribute to the building's architectural significance as the work of a master. Esherick is known for his practical approach, which emphasized the functionality of a building over its appearance. Esherick worked in a practice in San Francisco until 1953 after which he headed up Joseph Esherick and Associates. Later, from 1972 until the 1990s, he was president of Esherick, Homsey, Dodge, and Davis (EHDD) in San Francisco. He was also an influential professor of architecture at UC Berkeley for many years, through the mid-1980's. The project building therefore appears eligible for listing under Criterion 3 (Architecture).

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[1] Historic Resource Evaluation Response Memorandum for 807 Francisco Street from Shelley Perdue, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, May 6, 2008. A copy of this memorandum is attached.

[2] The former proposed project was to remove the existing shingle siding and replace it with cement plaster (stucco) siding. The owner painted the house instead and the project was never implemented.

[3] Historic Resource Evaluation Report Memorandum for 807 Francisco Street from Mark Luellen, Preservation Technical Specialist, to Lisa Gibson, Planner, Major Environmental Analysis, June 6, 2003.

The project building retains integrity of location, association, design, workmanship, setting, feeling, and materials, and despite alterations in 1907, 1917, 1963, and 1997, its character-defining features have not been destroyed. These features include the building's rectilinear form, modest-scale, fenestration pattern, overhanging cornice with modillions, dentil course, classical window surrounds, wood shingle siding, and turned wooden balusters with a wooden handrail at the second-story balcony. The alterations in 1917 and 1963 were designed by master architects (Bliss and Faville and Esherick, respectively) and contribute to the building's architectural significance.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons. The proposed project would not cause the removal of any significant architectural features of the primary or secondary facades and would not significantly alter the characteristic massing or scale of the building. The distinctive elements that characterize the property, such as the wood shingle cladding, the decorative wood trim, and the windows, would not be removed. The proposed rooftop addition would not be visible over the primary facade from the immediately adjacent public rights-of-way due to the significant setback at the north elevation, ensuring that the characteristic scale and massing of the building would not be disrupted. Furthermore, the new addition would be located to the rear of the Esherick addition and would be differentiated from this character-defining feature, and the older elements of the building through the use of front and side setbacks, materials, and contemporary fenestration patterns. The proposed addition may be removed in the future without any damage to the form and integrity of the historic building. Therefore, there would be no significant adverse effect on the historic resource as a result of the proposed project.[4]

The proposed project would involve the addition of approximately 782 square feet to the existing 4,514-square-foot building. With the addition, the building would be approximately 5,296 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Therefore, the proposed addition would be exempt under Class 1.

The proposed addition would have a slanted roof at the north wall that would reduce the overall volume of the structure and would eliminate views of the new structure from the street. For that reason, the project would not have a significant adverse impact on any eligible off-site historic resources.

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[4] Historic Resource Evaluation Response Memorandum for 807 Francisco Street from Shelley Perdue, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, May 6, 2008. A copy of this memorandum is attached.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Don Lewis
Project Address:	**807 Francisco Avenue**
Block/Lot:	0048/014A
Case No.:	**2007.1471E**
Date of Review:	May 6, 2008
Planning Dept. Reviewer:	Shelley Perdue (415) 575-6625 | shelley.perdue@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project proposes a third-story addition, measuring approximately 28′ wide x 35′ deep, at the rear of the existing single-family dwelling. The addition will be constructed behind the existing Esherick addition located at the roof of the front portion of the building. The new addition will also have a slanted roof at the north wall that will reduce the overall volume of the structure and eliminate views of the structure from the street. The addition will add approximately 4.5′ feet to the overall height of the building. See drawings A0.0, A1.0-1.4, A2.0-2.2, and A3.0-3.2, prepared by Huang Iboshi Architecture and dated 6/13/07.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is listed in *Here Today* (p. 267) and on the 1976 Planning Department Architectural Survey with a rating of '2.' The property was previously assessed by the Planning Department and found to be an historical resource per CEQA under Case No. 2002.0444E.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south side of Francisco Avenue between Hyde and Leavenworth Streets. The property is surrounded by residential land uses with RH-1(D), RH-3, and RM-1 zoning and a 40 -X Height and Bulk District. The subject property is located in a primarily residential area which does not appear to have sufficient continuity to constitute a potential historic district.[1]

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

---

[1] Memorandum addressed to Lisa Gibson from Mark Luellen, dated June 6, 2003.

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☒ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1909-1939

Notes: The building at 807 Francisco was found to be a historic resource by the Planning Department in an evaluation completed in June 2003 for Case Number 2002.0444E. The building does not appear to have undergone any major alterations since that date which would impact this determination. The Planning Department Memorandum is quoted below regarding the historical significance of the building and its character-defining features.

> *The building appears little changed since its inclusion in* Here Today. *This property appears to qualify for the California Register of Historical Resources under Criterion 2 (It is associated with the lives of persons important to local, California, or national history) and Criterion 3 (It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values).*
>
> *The residence located at 807 Francisco Street is associated with the life of Dr. Mary R. Botsford whom could be considered important locally as well as nationally (Criterion 2). Dr. Botsford (1865-1939) was the first Californian to continually dedicate her practice to just anesthesia, beginning in 1897. She can also be considered the first professional anesthetist in the United States.*
>
> *Information suggests that the original residence at 807 Francisco Street was built circa 1880 and appears to have been altered by architects Walter D. Bliss and William B Faville (Criterion 3). Further research may reveal that the house is representative of the work of architects Bliss and Faville who were among the most established and well-respected architects in San Francisco in the first quarter of the 20th century. Both men apprenticed at McKim, Mead, and White in New York City. They came to San Francisco in 1898 as partners and work together until 1925, when each went on to practice alone. Of the two, Faville was somewhat more prominent. He served on the architectural committee of the Panama Pacific International Exposition of 1915 and from 1922 to 1924 was national president of the American Institute of Architects.*
>
> *The single family residence at 807 Francisco Street is typical of their (Bliss and Faville) conservative designs that appealed to those seeking to convey a respectable and solid image. The team was hired to design numerous buildings including an inordinate number of bank buildings. Examples include: the Metropolitan Club (1916 & 1922), the St. Francis Hotel (1920), the Geary Theater (1909), the Southern Pacific Building (1916), the Matson Building (1921), and the California State Building (1922). They designed the Palace of Education (1915) and many lesser buildings at the Panama Pacific International Exposition.*

With regard to the 1963 alterations designed by architect Joseph Esherick, the work has not detracted from the original character of the Bliss and Faville design and appears to contribute to the building's architectural significance as the work of a master. Esherick came to San Francisco after graduating from the University of Pennsylvania in 1937. Here he worked in a private architectural practice in San Francisco until 1953 after which he headed up Joseph Esherick and Associates. Later, from 1972 until the 1990s, he was president of Esherick, Homsey, Dodge, and Davis (EHDD) in San Francisco. He was also an influential professor of architecture at UC Berkeley for many years, through the mid-1980's.

Esherick is known for a practical design approach, building upon the Bay Area tradition pioneered by Bernard Maybeck, and extended by William Wurster. Esherick rejected formal concepts of beauty and designs his buildings in relation to their specific purposes and attempted to find new solutions to the problems of form and function. Critical of the aesthetic theory of design, Esherick emphasized the functionality of a building over its appearance.[2]

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The building was originally constructed in 1888 and underwent subsequent alterations in 1907, 1917, 1963, and 1997. Both the 1917 and 1963 alterations were designed by master architects, Bliss and Faville and Joseph Esherick, respectively) and appear to contribute to the building's architectural significance. Other alterations have not destroyed the character-defining features of the property.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*   ☒ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

---

[2] "Joseph Esherick." Available at http://www.greatbuildings.com/architects/Joseph_Esherick.html

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The project appears to meet the Secretary of the Interior's Standards (Standards) concerning the Rehabilitation of Historic Properties. The relevant Standards are listed below:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposal will not cause the removal of any significant architectural features of the primary or secondary facades and will not significantly alter the characteristic massing or scale of the building.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The distinctive elements that characterize the property, such as the wood shingle cladding, the decorative wood trim, and the windows will not be removed.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding the proposed rooftop addition, the new work will not be visible over the primary facades from the immediately adjacent public rights-of-way due to the significant setback at the north elevation, ensuring that the characteristic scale and massing of the building are not disrupted. Furthermore, the addition will be located to the rear of the Esherick addition and will be differentiated from this character-defining feature of the building and the older elements of the building through the use of front and side setbacks, materials, and contemporary fenestration patterns.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All proposed additions may be removed in the future without any damage to the form and integrity of the historic building.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Notes: The character-defining features of the existing structure are the building's rectilinear form, modest-scale, fenestration pattern, overhanging cornice with modillions, dentil course, classical window surrounds, wood shingle siding, and turned wooden balusters with a wooden handrail at the second-story balcony.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 6-10-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

SP: G:\DOCUMENTS\Cases\CEQA\HRER\2007.1471E_807 Francisco Ave.doc

PLANNING DEPARTMENT
City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103

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MEMORANDUM

TO: Lisa Gibson, MEA

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Craig Nikitas, Team Leader NE Quadrant and
Neil Hart, Chief of Neighborhood Planning & Preservation Coordinator

CC: O. Chavez/Historic Resource Impact Review File.

DATE: June 6, 2003

RE: 807 Francisco Street, Case Number 2002.0444E, 0048/014A,
Historic Resource Evaluation Report-First Draft Review

Project Description

The proposed project is to remove the existing shingle siding and replace it with cement plaster (stucco) siding.

Existing Structure

The existing structure is a two-story building that is horizontal in form and is twice as deep as it is wide. The second floor is set back from the first floor level providing a balcony edged with turned wooden balusters and a wooden handrail. Capping the vertical dividers is carved wooden Pineapples. The buildings principal façade (north) features an overhanging cornice with modillions, a dentil course, a classical window surround, and wood shingle siding.

CEQA considerations

The property is listed/rated in the appendix of Here Today. The entry describes the circa 1880 structure as having originally been a one-story house that was altered by Joseph Esherick in 1956. The "extensive remodeling" included the addition of the sky room and the raising of ceilings. Such a listing qualifies as a local register under the California Environmental Quality Act (CEQA Statutes 21084.1).

The residence was also surveyed and rated a "2" (5 being the highest rating) as part of the 1976 Department of City Planning Architectural Survey. This listing qualifies the building as a potential historic resource based on further consultation and research.

District

It was believed that the physical context of the subject property might constitute a potential historic district, which would qualify the building as an historic resource. Based on the information provided on page 6 of the historic resource evaluation, it appears that the area is quite diverse in style and construction dates and does not have sufficient continuity to constitute an historic district."

Character-Defining Features

The character-defining features of the existing structure are the building's rectilinear form and modest-scale. The building's north façade contains many features that were typical of buildings constructed in the 1880's: overhanging cornice with modillions, a dentil course, classical window surrounds, and wood shingle siding. The second story balcony is edged with turned wooden balusters and a wooden handrail and also defines the building's character.

Integrity

This structure appears to be in good condition and retains its circa 1920's integrity. The building appears to look the same as it did after the original circa 1880's structure was moved and remolded in the 1920's. In addition the structure's appearance has not changed since it was recorded in Here Today in 1968. The building exists today as two-stories over a basement that is twice as deep as it is wide. The second floor is set back from the first floor level providing a balcony edged with turned wooden balusters and a wooden handrail. Capping the railings stiles are carved wooden Pineapples. The lower story windows appear to have been reconfigured into a single window and the upper story window has been changed but its opening and surround remain intact. The building's principal façade (north) retains its original overhanging cornice with modillions, a dentil course, a classical window surrounds, and wood shingle siding.

Qualification

The building appears little changed since its inclusion in Here Today. This property appears to qualify for the California Register of Historical Resources under Criterion 2 (It is associated with the lives of persons important to local, California, or national history) and Criterion 3 (It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values).

The residence located at 807 Francisco Street is associated with the life of Dr. Mary R. Botsford whom could be considered important locally as well as nationally (Criterion 2). Dr. Botsford (1865-1939) was the first Californian to continually dedicate her practice to just anesthesia, beginning in 1897. She can also be considered the first professional anesthetist in the United States. (see Further Review below)

Information suggests that the original residence at 807 Francisco Street was built circa 1880 and appears to been altered by architects Walter D. Bliss and William B. Faville (Criterion 3). Further research may reveal that the house is representative of the work of architects Bliss and Faville who were among the most established and well-respected architects in San Francisco in the first quarter of the 20th century. Both men apprenticed at McKim, Mead and White in New York City. They came to San Francisco in 1898 as partners and work together until 1925, when each went on to practice alone. Of the two Faville was somewhat more prominent. He served on the architectural committee of the Panama Pacific International Exposition of 1915 and from 1922 to 1924 was national president of the American Institute of Architects.

The single family residence at 807 Francisco Street is typical of the their conservative designs that appealed to those seeking to convey a respectable and solid image. The team was hired to design numerous buildings including an inordinate number of bank buildings. Examples include: the Metropolitan Club (1916& 1922), the St. Francis Hotel (1904, 1907, 1913), the Bank of California (1907), the Bank of America on Halladie Plaza (1920), the Geary Theater (1909), the Southern Pacific Building (1916), the Matson Building (1921), and the California State Building (1922). They designed the Palace of Education (1915) and many lesser buildings at the Panama Pacific International Exposition.

Secretary of Interior's Standards for Restoration and Rehabilitation

The proposed project does not comply with the Secretary of Interior's Standards for Rehabilitation. Most specifically Standard 2: *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.* The removal of the historic wood shingles would significantly impact the building by removing an important character-defining feature.

Further Review

The report needs additional information in the following sections:

1. Existing Building or Resource (page 5)

A. **Description of building and surrounding**: This section should simply describe the existing conditions of the building and its site. The property's history should be placed in Section **"C" Character and History.**

C. **Building History**: Further consideration should be given to the alterations made by Dr. Botsford in 1917. At that time Dr. Botsford subdivided the property, moved and altered the existing residence at 807 Francisco Street and hired Bliss and Faville to design a new residence for the new lot at 809 Francisco. It is most likely that Dr. Botsford hired the well-known architects to modify her residence at 807 Francisco Street as well.

In 1984, historian William Kostura interviewed Mrs. Brooks Walker, the owner of 807 Francisco at the time. She believed the architects to be Bliss and Faville and that information was passed down to her by intermediate owners. (See attached letter by Mr. Kostura).

This section too easily discounts any possible associations with Bliss and Faville. Further documentation or physical investigation (Historic Structure Report) is needed to substantiate the well-known architects were not the designers of the circa 1920 alterations to 807 Francisco Street.

Significance

The report fails to evaluate the property's associations with Dr. Mary Botsford whom could be considered significant locally as well as nationally. Dr, Botsford (1865-1939) was the first Californian to continually dedicate her practice to just anesthesia, beginning in 1897. She can also be considered the first professional anesthesiologist in the United States.

Dr. Botsford's contributions to the medical profession have been documented in many articles: (see below)

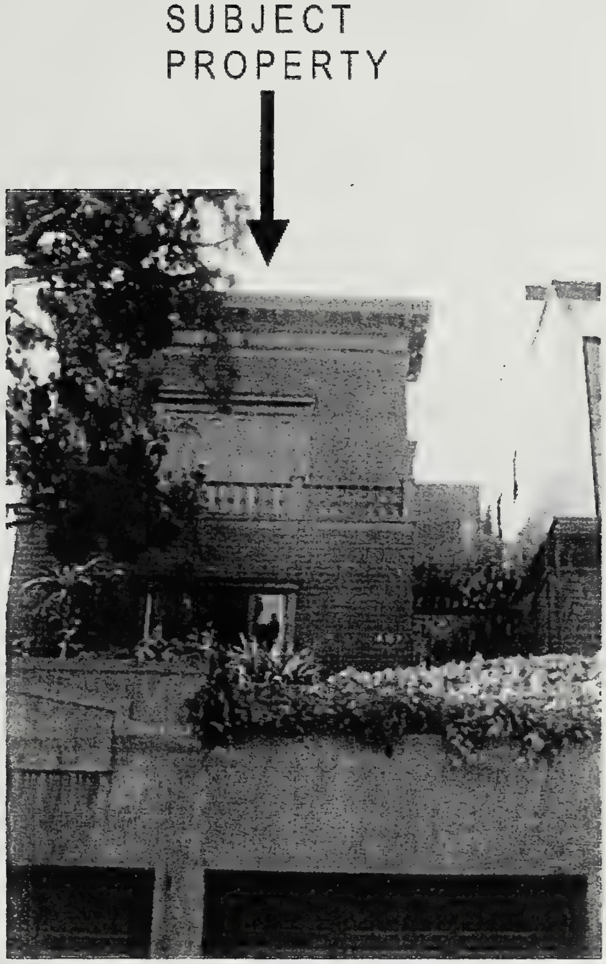
Calmes SF, "The Women Physician Anesthetists of San Francisco, 1897-1940: The Legacy of Dr. Mary Botsford (1865-1939)". In Atkinson RS Boulton TB eds. The History of Anesthesia. London: The Royal Society of Medicine Services; 1989:547-550.

Calmes, Selma H., M.D. "Anesthesiology in California: The Leading Figures in the Early Years." California Society of Anesthesiologist Bulletin (January-February 1999) (attached)

The State of California Building, Structure and Object Record (DPR 523A)
On Page 1, **P3. Description**: again this is not a description of the existing conditions of the building, the building's character defining features, design, materials, condition, alterations, size, setting and boundaries need to be clearly stated.

P4. Resources Present: "Building" should be checked not district.
P5. Photographs: The photograph should be a recent picture, not from 1956.
P6. Date Constructed: "Historic" should be checked

Page 2 (labeled incorrectly)
B9. Moved? "Yes" should be checked the report indicates that the structure was moved in 1917.
B11. Architect: Bliss and Faville
B13. Significance (see above)


SUBJECT PROPERTY

2. SUBJECT PROPERTY NORTH ELEVATION

SAN FRANCISCO
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1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2006.1074E**
Project Title:	**1662-1664 Union Street**
Zoning:	Union Street NCD (Union Street Neighborhood Commercial District) 40-X Height and Bulk District
Block/Lot:	0528/008
Lot Size:	4,235 square feet
Project Sponsor	Matt Williams, John Maniscalsco Architects (415) 664-9900
Staff Contact:	Tim Blomgren – (415) 575-9023 Tim.Blomgren@sfgov.org

PROJECT DESCRIPTION:

The proposed project would consist of the demolition of an existing duplex and construction of a new 40-foot high, four-story with a basement building with six residential units. The total floor area of the proposed building would be 8,662 square-feet (s-f). The new building would have seven independently accessible off-street spaces in a garage in the basement. The existing building on the site is a three-story, 3,737 s-f, two-unit residential building with a 540 s-f ground floor garage constructed in 1948. The project site is located mid-block on the north side of Union Street between Franklin and Gough Streets in the Marina Neighborhood. The project requires Conditional Use authorization pursuant to Planning Code Section 725.39 for residential demolition in the Union Street Neighborhood Commercial District.

EXEMPT STATUS:

Categorical Exemption, Class 3 & 1 [State CEQA Guidelines Section 15303(b) and 15301(l)(2)].

REMARKS:

(See next page).

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Acting Environmental Review Officer

June 20, 2008
Date

cc: Matt Williams, John Maniscalco Architecture
Annand Gohel
Glenn Cabreros, SF Planning Department
Supervisor Michela Alioto-Pier, District 2
Historical Preservation List
Bulletin Board
Master Decision File

DOCUMENTS DEPT.
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REMARKS: (CONTINUED)

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is an historical resource as defined by CEQA. In a memorandum dated November 28, 2007, the Planning Department determined that the building is not an historical resource.[1] The existing three-story, approximately 3,737 square-foot duplex residence on the project site was constructed in 1948. The building was constructed during the Modernistic period, and has elements of both the Streamline Modernist and Modernistic Style. The building is not rated on any City, State, or National survey and is not located in any known historic district. The Colonial Dames Octagon House, located one block (approximately 200 feet) east of the project site, is on the National Register of Historic Places and is a designated landmark under Article 10 of the *San Francisco Planning Code.*

Although the existing building was built during the mid 20th Century, it is not eligible for inclusion in the California Register based on Criteria A-D. Under Criterion A, Events, it does not appear to be associated with specific events that relate to local or national history. Under Criterion B, Persons, no person of known historical significance appears to have been associated with the subject property. Under Criterion C, Architecture, although the building does have Streamline Moderne features such a railing and a balcony, it is a modest structure which lacks typical other features such as horizontal banding, porthole windows, and a formal entryway. The architect and builder are unknown and it is not an exceptional example of Streamline Moderne architecture. Under Criterion D, Human History or Pre-History, there is no indication that the building would contribute to an understanding of history or pre-history. The existing building retains integrity in terms of location, design, materials, workmanship, feeling, and setting; it lacks integrity in terms of association.[2] This building retains integrity in design, materials, and workmanship because it has had limited alterations. However, aluminum frame windows have replaced those of wood sash. Based on the criteria for evaluation, the building is not considered an individual historic resource for the purposes of CEQA.

Because the existing building is not considered an historical resource under CEQA and the immediate neighborhood is not considered to be a historic district or appear to be a potential historic district, the proposed project would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

Categorical Exemption Criteria

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a residential structure with up to six-units in an urbanized area. The proposed project would involve the construction of a six unit residential structure. Therefore, the proposed construction is exempt from environmental review under Class 3.

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[1] Historic Resource Evaluation Response Memorandum, from Aaron Starr, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, November 28, 2007. This document is attached.

[2] *Ibid.*.

CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption from environmental review for the demolition of a duplex or similar multi-family residential structure with not more than six residential units in an urbanized area. The proposed project would result in the demolition of a duplex and therefore would satisfy the criterion for exemption under Class 1.

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Blomgren

Project Address: 1662-1664 Union Street
Block: 0528 Lot: 008
Case No.: 2006.1074E
Date of Review: **11/05/2007**

Planning Department Reviewer:
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PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- Demolish the existing 3-story, 2-unit building.
- Construct a 4-story, 7-unit building.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

The subject property is located in the Marina District on the north side of Union Street between Gough and Franklin Streets on the eastern end of the Union Street Neighborhood Commercial Zoning District and in a 40-X Height and Bulk District. The immediate and surrounding neighborhood is primarily commercial on the ground floor with residential units above and surrounded by RH-3 and RM-2 Zoning Districts. The Van Ness corridor is located approximately one and a half blocks to the east of the subject property.

The immediately surrounding neighborhood is not considered to be a historic district and does not appear to be a potentially historic district. However, two-blocks to the west of the subject property on Union Street between Octavia and Laguna there is a more concentrated grouping of buildings with similar building dates and types which could potentially be a historic district. The subject neighborhood is a mix of three to four-story structures with construction dates ranging from pre-

1900 to 1984 and has a mixed visual character representing a variety of styles and eras including Victorian and Edwardian Era buildings as well as more contemporary buildings.

Immediately across the street from the subject building at 1651 Union Street is the Sherman Elementary School built in the Mission Revival style, which because of its age and its inclusion in the City's 1976 Architectural Survey is considered to be a potential historic resource for the purposes of CEQA. The Colonial Dames Octagon House is located 1-block away at the south west corner of Gough and Union Streets, which is on the National Register of historic places and considered a local city landmark under Article 10 of the Planning Code.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

The subject property is a two-story over garage, two-unit, residential building with a flat roof, plain stucco exterior, and ground floor gated entry on the east side of the facade. It's most distinctive architectural features are its square bay on the west side of the facade and the curved railing and balcony on the left side of the façade. Built in 1948, the subject building was built during the Modernistic period (1925-1970). Its asymmetrical façade, clean lines, square bay, smooth stucco, and lack of ornamentation are all characteristics of this era of building. The building's curved front balcony and railing is more characteristic of the Streamline Moderne style which ended 8 years before the building was constructed. Often buildings built immediately after the War exhibit a transition between prewar styles, such as Art Deco or Moderne, and the international post war period.

While a search of the Department of Building inspection's records did not find the original plans or building permit for the subject building, a Sanborn map dating from 1913-1950 does show the existing building in its current configuration. The builder and the architect are unknown. According to sales ledgers, the earliest and presumably the original owners of the subject property were Albert W. and Rose Celia. The Celias owned the building and lived at 1664 Unions Street until 1974, while renting out 1662 Union Street to a variety of tenants.

Albert Celia was born in 1913 in California to Italian immigrants. A 1953 City Directory shows that he was a driver for the Luxor Cab company. No further information regarding the Celia family could be found.

San Francisco Directories dating from 1953-1974 indicate the various tenants of 1662 Union Street included a film distributor, a driver, a detail construction worker and an office worker. In 1974 the property was sold to Cira Krebs, a book keeper for Alcar Company and remained in the Krebs family until it was sold to the current owners in 2006.

The building has had very few alterations to it since it was built in 1948. The only documented alteration to the building is indicated by a building permit dating from December 13, 1999 for a re-roofing project. The current aluminum windows on the front façade of the building are most likely replacement windows. Given the building's construction date and modest scale it most likely had wooden casement and fixed picture windows.

***Criteria A:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

***Criteria B**: It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past. A review of City Directories and newspaper archives did not find any information regarding the Celia or Krebs families or the various tenants of the building that might indicate that they were persons important in our local, regional or national past.

***Criteria C:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible under Criteria C (Architecture). Besides the Streamline Moderne railing and balcony, the building has no other detailing that would suggest a Streamline Moderne building. Its lack of horizontal banding, porthole windows and other such details characteristic of the Streamline Moderne Style exclude it as a good example of this style of architecture. The building also exhibits some of the features of a Modernistic building with its smooth stucco, simple form and coping. However, it is a modest building that does not stand out as a particularly unusual or outstanding example of this type of architecture. Post war buildings often exhibit innovation in building techniques and materials, and would showcase such innovations by providing accentuating detail. They typically have a more formal entry and authenticity in materials.

The architect and builder are unknown, but given its modest quality, the building does not represent the work of a master. Furthermore, it does not represent an unusual or distinctive method of construction.

***Criteria D:** It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	**setting**	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	**feeling**	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	**association**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:
Because there have been very few alterations to the subject building it retains integrity in design, materials and workmanship. However the windows, which were most likely wood casement windows have been replaced with aluminum slider windows.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☒ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because the subject building is not an historical resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because the subject building is not an historical resource.

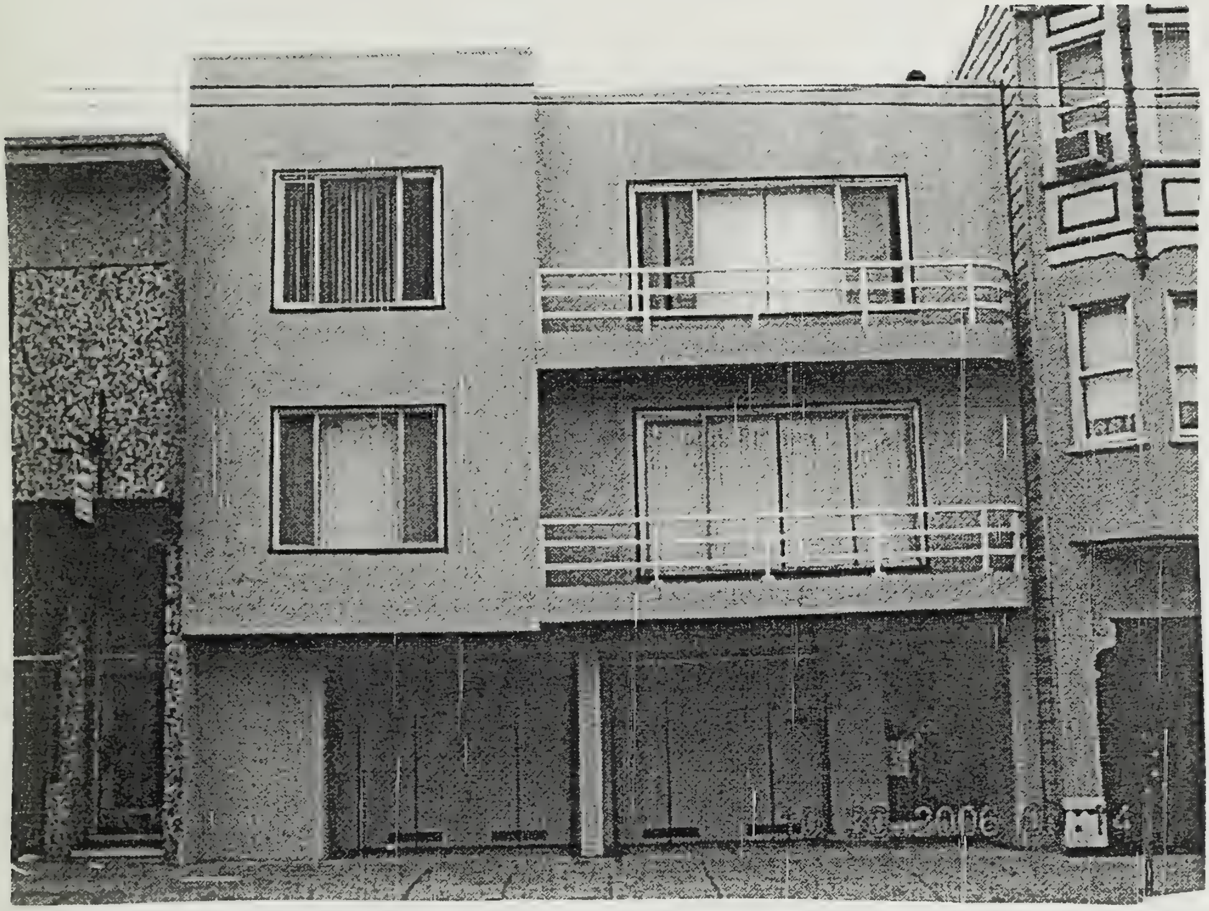
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature____________________ Date: 11-28-07
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



1662-1664 UNION STREET

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